



Twin Falls Planning & Zoning Commission Agenda

Tuesday, August 26, 2025, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Request to approve minutes from the following meeting: August 6, 2025, and August 12, 2025.
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request to amend the Eastpark Professional ZDA to allow a drive thru facility on Lot 11 of the Master Development Plan and amend the development standards to allow the maximum allowed building sq. ft. per lot to be combined if the lots are commonly owned c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for agriculture warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N (3645 Gemstone Dr) c/o Robert Gadola (PZ25-0085).
By: Kelli Ebersole, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow a car wash facility on property located at 736 4th Ave W. c/o Mary O'Riley on behalf of Saul Esquivel (PZ25-0088).
By: Kelli Ebersole, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072). - Tabled from August 12, 2025
By: Kelli Ebersole, City Planner
- 6) Upcoming Meeting(s)
 - a) Work Session - September 3
September 9
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Wednesday, August 6, 2025, 12:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Campbell called the meeting to order at 12:00 PM

Members Attending: Campbell, Zimmerman, Rambur, Gomes

Staff Attending: Spendlove, Klaver, Strickland, Ebersole, Green

2) Items of Consideration

- a) Request to start revocation process for Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091)

Staff Presentation:

Planner Ebersole presented the request to start revocation process for Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091)

If the commission directs staff to pursue the revocation process, a public hearing will be scheduled and the original SUP applicant will be informed of the process.

On April 5, 2024, an investigation was started by the Building Safety department regarding a Garage/Shop being used as a business at the residential property at 328 5th Avenue West. Code Enforcement responded to the complaint and informed the owner, Logan Summers, of the complaint and potential code violations. Mr. Summers was told he would need to get a Special Use Permit to operate his business in the C-B, Central Business zone, and the building would need to be brought up to commercial building standards before he would be allowed to operate his business. Planning and Zoning received a Special Use Permit application from Mr. Summers in October 2024. Once the application was deemed a complete application, Mr. Summer's request to operate a vehicle and truck service and/or repair shop was scheduled for Public Hearing on November 19, 2024.

On November 19, 2024, Special Use Permit #PZ24-0111, was conditionally approved. The applicant, Logan Summers, agreed to the conditions and stated he would comply with them. Mr Summers was made aware of city code and that he had six months to bring the property into compliance. Mr. Summers was also notified that he could not run his business from his home location until all conditions were met. He stated he would solely run his mobile repair business until the conditions were met and approved by city staff.

A building permit was submitted to our offices on April 24, 2025, 5 months after the initial Special Use Permit approval. As of today, this building permit has not been issued and is currently under review.

On July 7, 2025, Sean Standley brought a written complaint to our department regarding this

property. Mark Theis is the next door neighbor to Mr. Summers. Mr. Theis stated that Mr. Summers is conducting business at his property and submitted testimony and pictures substantiating his complaint. Mr. Theis has asked staff to review this Special Use Permit and bring it to the commission for reevaluation and possible revocation.

It is staff's recommendation that the Commission grants staff the authority to move forward with the SUP revocation process and schedule it for Public Hearing.

In conclusion, the Commission is tasked with directing staff how to proceed with this complaint. Staff will be tasked with following the commission's direction.

PZ/Questions & Comments:

- Vice-Chairperson Zimmerman asked how this process works and why it would be needed.
- Planner Ebersole explained why this one was started and what this looks like if it is approved.

Discussions Followed:

Commission feels the permit holder is in violation of the original conditions.

MOTION: Vice-Chairperson Zimmerman moved to start the revocation process for Special Use Permit PZ24-0111 on property located at 328 5th Ave W. (PZ25-0091). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) Consideration of Parking Lot Island grouping and an Alternative Landscape Plan per Title 10-11-3-(A)-4, for the Canyon Trail Junction Park located at 2550 Pole Line Road East. (PZ25-0103)

Staff Presentation:

Director Spendlove presented the request for Consideration of Parking Lot Island grouping and an Alternative Landscape Plan per Title 10-11-3-(A)-4, for the Canyon Trail Junction Park located at 2550 Pole Line Road East. (PZ25-0103)

The commission is tasked with reviewing the request and making a final decision.

The commission is tasked with making the final decision on the request. The commission may approve the plan, as presented, approve with conditions, or deny the request.

PZ/Questions & Comments:

- Vice-Chairperson Zimmerman asked what makes it an alternative plan.
- Director Spendlove replied that because it doesn't follow code.
- Vice-Chairperson Zimmerman asked if there will be less landscaping.
- Director Spendlove answered that there will be less along the arterial road and parking landscape is being moved.
- Vice-Chairperson Zimmerman asked about sight triangle.
- Director Spendlove explained how the sight triangle works and this will not affect it.
- Commissioner Gomes asked about potable water and why would we use that
- Director Spendlove replied that the property owner didn't have irrigation water rights.

Discussions Followed:

MOTION: Vice-Chairperson Zimmerman moved to approve the consideration of Parking Lot Island grouping and an Alternative Landscape Plan per Title 10-11-3-(A)-4, for the Canyon Trail Junction Park located at 2550 Pole Line Rd E. (PZ25-0103). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

3) Training

- a) Preliminary Plats - Conditions of Approval and Engineering Memo.

Staff Presentation:

Preliminary Plats - Conditions of Approval and Engineering Memo.

4) Upcoming Meeting(s)

- a) August 12, 2025

5) Adjournment

The meeting adjourned at 12:44 PM

Jody Green, Planning Technician



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 12, 2025, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Campbell called the meeting to order at 06:00 PM

Members Attending: Spendlove, Klaver, Strickland, Ebersole, Green, Essex, Erickson

Staff Attending: Campbell, Zimmerman, Gomes, Weatherford, Rambur

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meetings: July 8, 2025.

Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented.

Commissioner Rambur seconded the motion.

4) Items of Consideration

- a) Preliminary Presentation for a request to amend the Eastpark Professional ZDA to allow a drive thru facility on Lot 11 of the Master Development Plan and amend the development standards to state commonly owned lots may combine the minimum building square footage to allow for a larger building(s). c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

Staff Presentation:

Planner Strickland presented the Preliminary Presentation for a request to amend the Eastpark Professional ZDA special use list and amend development standards for building square footage. c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

A zoning development agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners.

Per City Code 10-6-1 The applicant is required to present a preliminary review to the Planning & Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA. Following the preliminary presentation, a public hearing shall be held before the Commission for a recommendation to City Council to amend the zoning district and the zoning map, amend with recommendations or recommend denial of the request. The City Council shall not adopt an ordinance rezoning the subject until the property owner/developer has submitted a complete signed ZDA written commitment document. The signed ZDA written

commitment shall be attached as an exhibit to the rezoning ordinance and recorded in the office of the county recorder.

Approval of a ZDA/ZDA Amendment shall be based on the following standards:

1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
3. The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development. (Ord. 3082, 12-8-2014)

Each ZDA shall accompany a request to rezone a subject property to one or more underlying zoning districts that shall comply with the comprehensive plan. Land uses in the ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA. If it is determined that a proposed change(s) constitutes a departure from the conceptual development plan and/or the development standards, the zoning development agreement written commitment document shall be adequately amended using the initial approval process. Changes to any of the following items constitute a departure from the conceptual development plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property.

- A. The permitted uses
- B. Increase in density
- C. Increase in building height
- D. Increase in building coverage of the site
- E. Reducing the building setbacks provided at the boundary of the site
- F. Reduction of any open space plans, or
- G. Alteration of the overall design theme, primary architectural elements or building materials.

The subject property consists of approximately 7.5 acres, subdivided and rezoned as the Eastpark Professional R-2 PRO ZDA in 2017. This approval allowed land uses, previously needing special use permits under R-2 and PRO overlays, to become permitted. Additional uses not permitted in these zones were designated as permissible by special use permit specifically for lots 2, 3, 4, and 5 within the Master Development Plan. The agreement further imposed restrictions on the maximum allowable building square footage per lot, limiting structures closer to the residential neighborhood to the south at 6,000 sq. ft., and those further north at 10,000 sq. ft. Additionally, all buildings were required to be single-story and designed with a residential aesthetic. The Eastpark Professional ZDA has maintained design criteria and development standards like the original Eastpark PUD, allowing for a cohesive development throughout. Adhering to these criteria has provided a good example of implementing the comprehensive plan goals, offering a buffer for residential uses from intensive commercial land uses. The applicant is seeking to amend the current agreement to allow a drive-through facility on Lot 11 and to permit larger buildings on lots owned by the same entity.

A staff analysis of the request will be provided at the public hearing scheduled for August 26, 2025. Upon conclusion, the planning and zoning commission shall complete a preliminary review of the

proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.

Applicant Presentation:

David Thibault gave a little more history about the PUD/ZDA and what was originally planned for and where they are now.

PZ/Questions & Comments:

- Commissioner Gomes asked if Dave sees any issues with a drive-thru close to the exits.
- David Thibault explained that for a pharmacy, no, he feels the stacking can be creative and not cause issues.

5) Public Hearings

- a) Request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankins Rd S. c/o Sawtooth law Offices on behalf of VR Development Services, LLC (PZ25-0062).

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankins Rd S. c/o Sawtooth law Offices on behalf of VR Development Services, LLC (PZ25-0062).

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer

and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this Title.

The property is zoned M-2, Heavy Manufacturing. The property is not developed and has been used as overflow parking for Jayco trailers. County records show the property has been under the same ownership since 1999.

Vanguard Renewables is proposing to construct, own, and operate an anaerobic co-digester facility in Twin Falls.

The co-digester process is spelled out in the applicant's narrative, from delivery of raw material to the finished product leaving the facility.

The co-digester will take food waste from food and beverage manufacturers and turn it into methane gas. Methane gas will be injected into a utility-owned underground natural gas transmission pipeline for distribution. Upon getting the facility up and running, manure will be received to mix in with the other products. Once the facility is running at full capacity, manure will not be run through the co-digester. Per the narrative, Vanguard Development does not accept any hazardous materials or biosolids.

The raw product will be hauled by truck from the source location to the Vanguard facility. It will be offloaded into a fully enclosed and odor-controlled building, the Organics Receiving Area (ORA). The applicant has stated that the transport trucks will be fully enclosed, so as not leave any spillage on the local roads.

The byproduct from this process will be separated out, with the solids left behind used for soil amendment and/or livestock bedding. The remaining liquid is removed from the digester and stored onsite in a lagoon, to be used on cropland, at a later date. The applicant states there is an "earthy" odor to the liquid, much like mulch. The applicant will work with local farmers during the year to distribute the digestate as fertilizer for their crops.

The City's Environmental Manager, Nathan Erickson, has reviewed this application extensively, and had some clarifying questions. The applicant's response to the questions are listed below:

1. Due to the existing manufacturing facilities in the area, adding another facility that creates an odor is a concern. This odor can become an unpleasant nuisance to the neighboring properties.

How will this odor be mitigated by the applicant?

VR Development has a fully enclosed digester system. Tanker and box trucks will deliver packaged and liquid food and beverage waste to the facility site. The liquid stream will be directly pumped into a process tank, and the solid packaged material will be depackaged inside the organic receiving area ("ORA"). The ORA has a complex HVAC and carbon filtration system which neutralizes odors. On the back end of the digester system, there will be a lagoon to store the digestate byproduct. The digestate has an earthy like odor as it is the product of heated and processed organic compounds. The odorous components of the digestate are stripped out as methane and trace gases in the digester tanks during the digestion process.

2. Are the trucks that transport the waste material to the plant covered? There is a concern of material falling off the truck and spilling on city roads. How will the applicant mitigate this concern?

Incoming feedstock will be delivered in fully enclosed tanker trucks, or box trucks carrying packaged materials. Delivering the feedstock in this manner should greatly minimize the chance of spilling on the roads. In the unlikely chance there is a spill, VR will be liable for remediating.

3. Is the source of waste material only coming from food and beverage materials? Exhibit A, item #1, states that suitable manure from local livestock community is expected to be included. Please clarify where the waste material will be sourced.

VR Development only accepts pre-consumer food, beverage waste, and occasionally manure. If VR Development uses manure on this site, the manure will come from local livestock operations, and will be only to seed the system and enhance the biology during facility start up. Once the facility is in operation, VR Development will no longer be using manure. VR Development does NOT accept any hazardous materials or biosolids.

4. It is stated in the narrative that the waste discharge lagoon will be emptied once or twice a year. What does the waste discharge consist of? How will the discharge be removed from the lagoon? What steps does the applicant propose to mitigate any odor/contamination issues?

VR Development will partner with farmers in the area who will use the liquid digestate byproduct as a fertilizer for their crops. There will be a pump system that pumps the digestate out of the lagoon and into the farm vehicles. The digestate will be used during harvest season and when farms land apply on their acreage. The digestate has an earthy like odor as it has been processed in digester tanks for 20 plus days at 100+ degrees, with the odorous components taken out with the gas.

5. The Perrine Coulee is recognized as a Water of the US. No discharge is allowed to be pumped into the coulee or any other water system.

VR Development understands that the Perrine Coulee is a recognized water of the United State and that no discharge is allowed to be pumped into the coulee or any other water system. VR Development confirms there will be no discharge into the Perrine Coulee.

6. The staff report will be conditioned to have the applicant provide proof of meeting DEQ regulations and approval.

VR Development understands that the staff report for the SUP Application will be conditioned on

VR Development providing proof of meeting Idaho Department of Environmental Quality's regulations and approval.

Staff believes Mr. Erickson's questions were answered and that Vanguard Development will be able to manage potential nuisances to the properties around them, in regards to odor, noise, glare, and/or vibrations.

Trucks will be coming to the facility between the hours of 6:00 am – 6:00 pm, with the digester operating 24/7, much like other manufacturers in the area. Employees will be staffed full time at the site, Monday to Friday, and half-day on Saturdays. The projected traffic to the facility will be 20-30 trucks per day, and 10-15 employee vehicles coming and going from work.

This part of town is primarily housed with manufacturers and distribution centers, with one of the largest being Jayco across Hankins Road South. Hankins Road South is a collector road and is designed to handle this volume of traffic. The applicant will design their vehicle approaches to withstand the volume of truck traffic coming to the facility.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Industrial", which allows for general manufacturing and food processing uses. The proposed facility aligns with both the comprehensive plan and the existing industrial landscape, emphasizing sustainable practices in waste management. We do not anticipate substantial land use concerns disrupting the area's operations. Furthermore, Vanguard Renewables has affirmed commitments to both operational efficiency and environmental safeguards.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the applicant providing proof of meeting DEQ regulations and approval.
3. Subject to ROW dedication of Hankins Road S and Eldridge Avenue to the city at time of development, prior to granting the Special Use Permit.
4. Subject to constructing Hankins Road S and Eldridge Avenue at time of development.
5. Subject to location of approach to be determined by City Engineer.
6. Subject to all parking/maneuvering areas to be located on site.

Applicant Presentation:

Kelsea Ross from Sawtooth Law Offices presented on behalf of the applicant. A presentation on the operations of an Anaerobic Co-Digestions Facility was given.

Would like a condition added to waive the 12-month rule until the DEQ permit SUP not wait until the ROW is dedicated at time of development

PZ/Questions & Comments:

- Commissioner Gomes has concerns about how close it is to canal water. He feels that with this being in a flood plain it is concerning.

- Kelsea Ross replied that the lagoon will be north on the property. She doesn't have the exact components of what is in the digester.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

The Commission feels this won't have a negative impact on the area.

Modify #3 to remove "to be at time of development".

MOTION: Vice-Chairperson Zimmerman moved to approve the request for a Special Use Permit for a Recycling Center (Anaerobic Co-Digestion Facility) on property located at 630 Hankings Rd S. c/o Sawtooth Law Offices on behalf of VR Development Services, LLC (PZ25-0062) with modification to Condition #3 to remove "to be at time of development". Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072). - Tabled to August 26th

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072).

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer

and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this Title.

The property is zoned C-1, Commercial Highway District. The property is part of a mixed-use strip mall, with a variety of offices/businesses sharing the lot.

In 2019, a Special Use Permit was approved for automobile sales for the building that is now occupied by Papa John's, located on the same lot. Although the business is not there currently, there were no reported negative impacts to the area while they were in business.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use". The Mixed Use designation allows for high-intensity mixed-use development in a compact, pedestrian-oriented environment, serving local and regional commercial. The Blue Lakes Boulevard North corridor is designated as Mixed Use, maximized with retail and service uses, with minimal residential use.

Staff have determined that an automobile sales lot is compatible with the Comprehensive Plan and area. Blue Lakes Boulevard North is the main commercial corridor in the city, with many auto dealers located from Pole Line Road to Addison Avenue (5 Points).

The applicant's request is to use the tenant space at the southeast of the property for the business office and to use the north side of the property for pre-owned vehicle display. Per the State of Idaho, a licensed dealer must have a designated display area with sufficient space for at least five vehicles for sale. The applicant has submitted a site plan showing the display and office location. The display location will not interfere with the other tenant's parking.

The hours of operation will be 8:00 am to 7:00 pm, which fall within the allowed retail hours. There will be no service/repair at the location, with one employee on staff.

The proposed SUP will produce additional traffic and noise. Staff believes due to the subject property being located on an arterial roadway that additional traffic flow will be accommodated.

Further, staff believes the noise levels of the proposed use will be similar to the noise levels generated by Blue Lakes Blvd. However, staff does recognize that there are single-family homes within 200' of the proposed use which could experience an increase of noise and traffic compared to the current noise and traffic produced.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the landscaped area on Blue Lakes Boulevard North not to be used for vehicle display.

MOTION: Commissioner Rambur moved to table the request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Laks Blvd N. c/o Deanna Hash on behalf of Eagler Financial LLC (PZ25-0072) to the August 26th meeting. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- c) Request for a Special Use Permit to allow the sale/rental of Sporting Vehicles and Motorcycles and to allow for Small Animal Veterinary services on property located at 1594 Sun West Way. c/o Charles Dunstan on behalf of Tractor Supply Company, Inc (PZ25-0074).

Staff Presentation:

Planner Strickland presented the request for a Special Use Permit to allow the sale/rental of Sporting Vehicles and Motorcycles and to allow for Small Animal Veterinary services on property located at 1594 Sun West Way. c/o Charles Dunstan on behalf of Tractor Supply Company, Inc (PZ25-0074).

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this Title.

The most recent history for this property was a request to amend the PUD to allow for outside storage and display. This amendment was approved by council in April. The property is zoned C-1 PUD and is designated as Mixed Use and CSI on the future land use map.

Sale of motorcycles and sporting vehicles:

The sale of motorcycle and other utility/sporting vehicles are not outright permitted within the C-1 or the Sun West C-1 PUD. These land uses can impact the aesthetic, traffic circulation and outdoor storage on a property and therefore to mitigate the possible impacts a special use permit is required. Tractor Supply Co.'s inventory of such vehicles will be limited in scope. The lot they have chosen is an internal lot accessed from Washington St N and has been designed with display areas and ample customer parking in mind. This type of land use is consistent with the existing land uses within the development. Recent special use permit approval for the surrounding area include auto sales, car wash and an oil change facility. Approval of this use would be compatible with the commercial zone and the mixed-use designation in the comprehensive plan.

On site animal vaccination events:

Occasionally, Tractor Supply Co partners with licensed veterinarians to host promotional animal vaccination clinics for cats and dogs. Although this is not a full-service veterinary clinic, the city zoning code lacks a specific category for temporary animal services, staff has determined this uses is closest to "small veterinary service" which requires a special use permit in the commercial zone.

These events are limited in frequency for a short period of time and are restricted to small domestic animals. The service would be offered on-site and would involve local licensed veterinary professionals. No large livestock or equine services will be offered and no overnight kenneling or medical boarding will occur. Although this is classified as "small veterinary services" the actual activity is promotional, temporary and will have limited impact on the site and surrounding properties. It does align with the commercial zoning district land uses and would be compatible with the mixed use designation in the comprehensive plan.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Charles Dunstan presented on behalf of the applicant. He gave a little more details of what they want to do. He explained about the vet clinics.

PZ/Questions & Comments:

- Commissioner Gomes asked about the vaccinations of animals and if the animals will stay.
- Charles Dunstan stated they do not stay.

Public Hearing: Opened and closed with no public input.

- Commissioner Rambur asked what the difference in lawnmower and ATV.
- Planner Strickland explained that code has specific definitions of each.
- Commissioner Gomes asked about parking spaces.
- Planner Strickland stated they must stay within the parking designation.

Discussions Followed:

The Commission feels this is a good fit and will work well in this area.

MOTION: Commissioner Weatherford moved to approve the request for a Special Use Permit to allow the sale/rental of Sporting Vehicles and motorcycles and to allow for Small Animal Veterinary services on property located at 1594 Sun West Way. c/o Charles DUnstan on behalf of Tractor Supply Company, Inc (PZ25-0074). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- d) Request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 510 2nd Ave S. C/o Colby Ricks on behalf of Jared Burks (PZ25-0076).

Staff Presentation:

Planner Strickland presented the request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 510 2nd Ave S. c/o Colby Ricks on behalf of Jared Burks (PZ25-0076).

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The

Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this Title.

In 2015 Plant Therapy was approved for a special use to establish a retail business that included repackaging products, wholesale distribution and warehousing on this property. This business no longer operates from this location and therefore the applicant is applying for a special use permit to use the building once used for warehousing for a Cheer Training Facility.

The building is 8,250 sq. ft. and is a large open space that would allow for this type of activity and equipment without much difficulty.

The applicants' narrative states they will be operating M-F 3pm-9pm | Sat open 10am-4pm | Sun Closed. Traffic will occur throughout the day as students show up for classes. It is anticipated that the tenant will employ 2-5 employees.

The property has mixed zoning of CB; Central Business along with a portion zoned M-1; Light Manufacturing. The building proposed for the Cheer Facility is within the Central Business portion which is intended to allow for commercial activity of various sizes with a mix of residential uses for people wanting to live and work within proximity of each other. This land use would have minimal impacts to the surrounding area and traffic generated by the proposed land use would be negligible.

If the request is approved, the applicant will need to work with the Building Department to secure the appropriate occupancy permit because currently the building has been classified for storage only. Review of improvement requirements will be completed at the time of the change of occupancy review and will include landscaping, screening, parking and trash management for the site. Currently, there is a trash enclosure, a parking agreement for cross use, screening would not be required and landscaping, if required, would be minimal.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Colby Ricks presented on behalf of the applicant. He gave more information about the program they are running.

PZ/Questions & Comments:

- Commissioner Rambur asked about concerns.
- Colby Ricks stated it was with City Staff.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this is a good use of the property and will be a good fit.

MOTION: Commissioner Rambur moved to approve the request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 510 2nd Ave S. c/o Colby Ricks on behalf of Jared Burks (PZ25-0076). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- e) Request for a recommendation to City Council for a Vacation of Perrine Court rights of way, adjacent easements, and lots on property located within Block 18 of the Perrine Point Subdivision. c/o Gerald Martens (PZ25-0080).

Staff Presentation:

Senior Planner Klaver presented the request for a recommendation to City Council for a Vacation of Perrine Court rights of way, adjacent easements, and lots on property located within Block 18 of the Perrine Point Subdivision. c/o Gerald Martens (PZ25-0080).

Per City Code 10-16-1 Vacations require a public hearing before the Planning & Zoning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The Perrine Point Subdivision Plat was originally approved in 2008. Other portions of this plat were vacated in 2019 making way for the Scenic West Townhomes project. Further development has occurred on portions of the subdivision in recent years, a City Pressure Irrigation Station directly North, and residential homes further North and East.

The Planning and Zoning Commission saw this item in 2023 where the Commission recommended approval. City Council then approved the proposed application and passed an ordinance. Since then, paperwork has been difficult to process due to the right-of-way needing to go to individual lots. Because of this, the applicant has brought the item back and added vacating the lots as well. Vacating the Perrine Court right of way has little to no impact on connectivity to these lots long-term. During the re-plat of the property, a new lot configuration will establish the necessary access routes to the future lots per City Code. A condition of approval has been suggested to ensure this occurs. Vacating the Platted Easements has limited impact on current City infrastructure. A City owned pressure irrigation station was recently constructed directly north of this area. Additional items will be required of the developer for easements, future main lines, and access to this station. A condition of approval has been suggested to ensure this occurs. Vacating the Platted Lots has limited impact. These lots will be replanted with the proposed condition.

The requisite letters from current utility providers have been received and are attached. City Staff believes all known impacts to current utility providers have been mitigated.

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, City Staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to Block 18 being re-platted, identifying necessary access, utility, and pressure irrigation easements to be determined by City Engineer, prior to any development occurring on the property.

Applicant Presentation:

David Thibault presented the request. He explained why this is coming back and the problems that came up.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this is no issue with this to allow the next step.

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council for a Vacation of Perrine Court rights of way, adjacent easements, and lots on property located within Block 18 of the Perrine Point Subdivision c/o Gerald Martens (PZ25-0080). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- f) Request for a recommendation to City Council for a Vacation of Magic Road right of way, adjacent easements, and lots on property located within Block 4 of the Perrine Point Subdivision. c/o Gerald Martens (PZ25-0081).

Staff Presentation:

Request for a recommendation to City Council for a Vacation of Magic Road right of way, adjacent easements, and lots on property located within Block 4 of the Perrine Point Subdivision. c/o Gerald Martens (PZ25-0081).

Per City Code 10-16-1 Vacations require a public hearing before the Planning & Zoning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The Perrine Point Subdivision Plat was originally approved in 2008. Other portions of this plat were vacated in 2019 making way for the Scenic West Townhomes project. Other development has occurred on portions of the subdivision in recent years; residential homes further North, and the Basecamp Convenience Store directly East of Block 4.

The Planning and Zoning Commission saw this item in 2023 where the Commission recommended approval. City Council then approved the proposed application and passed an ordinance. Since then, paperwork has been difficult to process due to the right-of-way needing to go to individual lots. Because of this, the applicant has brought the item back and added vacating the lots as well. Vacating the Magic Road Right of Way only within Block 4 has limited impact on the overall road network of the immediate area. Other East-West connections will remain northward and southward of this location. City Staff also believe during the re-plat of this area a new lot configuration will still contain an East-West route in some form that will allow the overall connectivity of the area to be sufficient. To ensure pedestrian connectivity a condition of approval as been provided by City Staff.

Vacating the Platted Easements does not have any impact on current City infrastructure. The requisite letters from current utility providers have been received and are attached. City Staff believes all known impacts to current utility providers have been mitigated.

Vacating the Platted Lots does not have an impact on City infrastructure. To mitigate any issues that may arise with vacating the platted lots, staff has recommended a condition that the subject property be re-platted.

The commission is tasked with recommending approval, approval with conditions, denial or you

may table for more information. Should the Commission recommend approval, Staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to Block 4 being re-platted, identifying necessary access and utility easements to be determined by City Engineer, prior to any development occurring on the property.
3. Subject to the current sidewalk along Magic Road remaining, or a new pedestrian path being dedicated and constructed through Block 4 during the Re-Plat process.

Applicant Presentation:

David Thibault presented this with Block 18.

MOTION: Commissioner Rambur moved to approve the request for a recommendation to City Council for a Vacation of Perrine Court rights of way, adjacent easements, and lots on property located within Block 4 of the Perrine Point Subdivision c/o Gerald Martens (PZ25-0080). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted. **Approved 5 to 0.**

- g) Request for a Special Use Permit to allow a private Academic School (preschool) on property located at 359 Falls Ave W. c/o Emilee Hunter (PZ25-0083).

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to allow a private Academic School (preschool) on property located at 359 Falls Ave W. c/o Emilee Hunter (PZ25-0083).

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer

and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this Title.

The property is zoned R-4, Residential Medium Density. County records show the house was built in 1947, with the addition of the detached garage in 1995. There are no records showing the property has been used for anything besides residential.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which is primarily residential in character. The Town Neighborhood designation is appropriate for single family homes, duplexes, triplexes, and townhomes, along with complimentary facilities, such as parks and recreation facilities, civic facilities, and schools.

In 2018, Ms. Hunter was approved for a Special Use Permit for a Private School on Filer Avenue. That business has been successful and Ms. Hunter is looking for a new location for her business.

The proposed school is an academic preschool, with hours of operation of Monday – Friday, 9:00 am – 2:30 pm. The school would not be open on holidays, weekends, or during summer months. The school would service students 3-5 years old, with no more than 12 students per class. There would be two classes a day (AM or PM session). Staff is anticipated to be one or two people, during normal operational hours.

An increase in traffic may have an impact as children are dropped off and picked up. Falls Avenue is currently designated as an arterial street, and generally a fairly trafficked road. The drop-off and pickup is located on the rear of the property with the circular driveway, with a right in only on Sparks Avenue, and right out only onto Falls Avenue West. Therefore, staff does not anticipate the increase to be substantial.

The site plan shows the property can accommodate the parking requirements for the employees and parent drop off and pick up.

Noise from the children playing outside may be an increased impact. Head Start is across Falls

Avenue West from this property, and staff does not believe the increased noise would be detrimental to the surrounding neighbors.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use.

Staff has determined the proposed use is compatible with the comprehensive plan. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Emilee Hunter presented her request. She stated she has a different location but is running out of room and this will be a better fit.

PZ/Questions & Comments:

Commissioner Rambur asked how many kids and drop offs are expected. Emilee Hunter stated that 12 would be the max and that there are a few different class sizes. She addressed the traffic concerns and that they have a circular drive for drop off.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

The Commission feels that the circular pattern and off-set hours will make this work in the area.

MOTION: Commissioner Weatherford moved to approve the request for a Special Use Permit to allow a private Academic School (preschool) on property located at 359 Falls Ave W. c/o Emilee Hunter (PZ25-0083). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- h) Request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 2334/2336 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of IT83 Fitness (PZ25-0084)

Staff Presentation:

Senior Planner Klaver presented the request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 2334/2336 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of IT83 Fitness (PZ25-0084)

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If

Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan designates this area as Industrial. The property is zoned M-2, Heavy Manufacturing District.

The City of Twin Falls Comprehensive Plan calls for the context of this area to be industrial / flex / employment. This context is non-retail employment with supporting uses such as hotels, restaurants and other retail integrated into the land use. This context further calls out a desired land use mix of office parks, corporate campus, warehousing, general manufacturing, food processing and industrial campuses.

The property is zoned Heavy Manufacturing (M-2). The M-2 zone is the City of Twin Falls most intense zoning district and allows for the largest variety of land uses by right such as, but not limited to, manufacturing paper products, metal products, building materials, doctor's offices, sports arenas, laundromats, florist shops, etc. The variety is even more expansive when the special uses are considered.

The applicant is proposing to run a fitness facility that is "committed to empowering individual growth through performance training, strength conditioning, and positive lifestyle change". This fitness facility is classified as an "indoor recreation" facility. Indoor recreation facilities is a broad category and a special use permit is required in all zoning designations throughout the City. This facility is proposing to operate 24 hours a day, 7 days a week with staff being present Monday-Friday 7 AM - 7 PM and Saturday-Sunday 10 AM - 3 PM. To mitigate potential noise, the applicant is proposing four (4) operational measures. They are as follows:

1. Controlled use of free weights and equipment to prevent excessive dropping;
2. Clear member guidelines to reduce loud activities during unstaffed hours;
3. Class and training layouts designed to position heavier equipment away from shared walls; and
4. No steep system or TVs will be installed onsite. During instructor led small group training the applicant will have a portable stereo system that will be maintained at a respectable level for adjoining neighbors.

When taking into consideration the proposed hours of operation, the uses that may go into the facility by right, and the surrounding context, staff does not anticipate detrimental effects of this proposed uses.

The Commission may approve, approve with conditions, or deny the application. Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Susie Millenkamp presented her request.

PZ/Questions & Comments:

- Commissioner Rambur asked how many members they currently have.
- Susie Millenkamp replied they have about 300.
- Commissioner Rambur asked if members can use both facilities.
- Susie Millenkamp replied they can.
- Commissioner Rambur asked what percentage of members are active.
- Susie Millenkamp stated about 30%.

Public Hearing: Opened

- Jaime Williams owns the business across the parking lot. She has concerns about hours of operations and traffic flow.

- Susie Millenkamp responded to the safety issue that she has been in the area during the times they will be open. They will address any issues if they become a concern.
- Commissioner Gomes asked the hours and who monitors with no staff.
- Susie Millenkamp they will have to have a key fob to access and there will be cameras at all times.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur asked about the parking and if it's adequate.
- Senior Planner Klaver stated the parking will work. It will be reviewed at the time of building permit.

The Commission feels this follows the standards for a Special Use Permit.

MOTION: Commissioner Rambur moved to approve the request for a Special Use Permit to allow an Indoor Recreation Facility on property located at 2334/2336 Eldridge Ave. c/o Lisa Lekkerkerk on behalf of IT83 Fitness (PZ25-0084). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) August 26, 2025.

7) Adjournment

Jody Green, Planning Technician



Date: Tuesday, August 26, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request to amend the Eastpark Professional ZDA to allow a drive thru facility on Lot 11 of the Master Development Plan and amend the development standards to allow the maximum allowed building sq. ft. per lot to be combined if the lots are commonly owned c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a proposal to amend the Eastpark Professional ZDA special uses and development standards.

Approval Process:

Approval of a ZDA/ZDA Amendment shall be based on the following standards:

1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
3. The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development. (Ord. 3082, 12-8-2014)

Changes to any of the following items constitute a departure from the conceptual development plan and requires an amendment following the process of the initial approval.

- permitted uses,
- increase in density,
- increase in building height,
- increase in building coverage of the site,
- reducing the building setbacks,
- reduction of any open space plans, or
- alteration of the overall design theme, primary architectural elements or building materials.

This is a request that proposes a departure from the permitted uses and an increase in building coverage.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-6-1, the applicant is required to present a preliminary review to the Planning & Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed amendment. On August 12, 2025, the Planning & Zoning Commission heard the preliminary presentation for this request. Following this presentation, a public hearing shall be held before the commission with a recommendation to be sent forward to council. The council shall hold a hearing and make a final determination.

Should the request be approved, staff will prepare an ordinance. The ordinance along with the final approved documents is adopted and recorded on the property. Should the request be approved as presented, a drive-thru café/coffee shop and pharmacy with drive-thru may be permitted with a special use permit on Lot 11. Furthermore, building square footage may be combined if commonly owned, allowing for larger structures.

History:

The subject property is located south of Madrona St N east of Bridgeview Blvd and north of Cheney Dr E consisting of approximately 7.5 acres and is recognized as Mixed Use and Town Neighborhood on the Future Land Use Map. This property was annexed in 1995 and zoned as part of a Planned Unit Development (PUD) with C-1, R-1 Var, R-4, and R-2 PRO zoning designations. The Eastpark PUD #213, recorded in 1998, stipulated land uses and regulated building-specific sizes based on the Master Development Plan.

The eastern area of the Eastpark PUD #213 was rezoned to R-2 PRO under the Eastpark Professional ZDA in 2017. The Eastpark Professional ZDA also stipulates specific uses that are permitted and those that require a special use permit. The special uses are retail types and are restricted to lots 2-5 within the Master Development Plan. The agreement further imposes restrictions on the maximum allowable building square footage per lot and requires the buildings to be single-story with residential-style architecture.

At the time the ZDA was approved, the commission and council were not in support of retail-type land uses being located near the residential properties to the south, and agreed to restrict them to the northern area, Lots 2-5. The building size and land use type restrictions were designed to minimize the impact on the neighborhood.

Since then, Lots 1, 8, 9, & 10 have been developed, adhering to design standards, creating a very cohesive development displaying effective zoning practices to achieve a gradual land use intensity from residential to big-box retail.

Analysis:**Comprehensive Plan Designations:**

The subject property has two future land use map designations. The northern portion has the Mixed Use designation, while the southern portion is designated as Town Neighborhood. The purpose and typical land uses found in these designations are listed as follow.

Mixed Use:

- Purpose: Encourages connectivity and caters to local/regional commercial needs through pedestrian-friendly developments, typically at major arterial intersections.
- Land Use: Supports mixed-use designs such as retail, office, restaurants, and community amenities.

Town Neighborhood:

- Purpose: Supports primarily residential development with smaller lot sizes than rural areas, promoting community and open spaces.
- Land Use: Includes homes, duplexes, parks, schools, and civic buildings.

Zoning Classifications:

Each zoning district listed in the city code has been created with a purpose along with a list of uses that are permitted with and without a special use permit within that zone. The Eastpark Professional ZDA has chosen to follow a modified version of the R-2 and Professional Office Overlay districts.

The property to the south and east of this development is zone R-1 Var. The City Code outlines the purpose and land uses of this zone as follows.

Zoning Development Agreement

Each Zoning Development Agreement (ZDA) must comply with the comprehensive plan, ensuring that land uses conform to the standards and regulations of the underlying zoning district(s), unless explicitly approved and incorporated within the agreement.

Drive-thru Amendment Analysis

The applicant is seeking to add a drive-thru on Lot 11 of the development plan. The drive-thru would be for either a cafe/coffee shop or a pharmacy. None of these three uses are listed as permitted or special within the base R2 PRO zoning districts.

Lot 11 is located at the intersection of Madrona and Cheney Dr, closest to the established residential neighborhood to the south. City Staff believe the proposal for a drive-thru on this lot would alter the development's dynamics as it interacts with the neighborhood to the south.

A drive-thru facility is more commonly situated along arterial roadways (Blue Lakes, Addison Ave, Pole Line, Washington) that can support heavier traffic and have a higher ambient noise level. Within the current City Code, drive-thrus are a Special Use, and require additional public hearings to assess potential impacts and to allow for mitigating conditions to address site-specific concerns. Permitting a drive-thru on property zoned R-2 PRO, bordered by two collectors, and adjacent to a residential neighborhood would be somewhat unconventional and inconsistent with development patterns recently decided in other parts of the City.

Staff acknowledges a contrast between a cafe/coffee shop drive-thru and a pharmacy drive-thru, each having noticeable differences of impact. A cafe/coffee shop would be more suitable in the northern (mixed-use area) of the development. These types of drive-thrus have menu boards, car queuing, some amplified sound or speakers projecting away from the building, and often cause increased disturbances to surrounding areas.

Staff does not support the cafe/coffee shop and drive thru as part of the ZDA proposal.

In contrast, a pharmacy with a drive-thru does not generally have a menu board or sound system, generally operates within standard business hours, and usually does not generate significant traffic or car queuing during peak periods; potentially having a smaller impact. Staff could be in support of this change provided some mitigating conditions are created to reduce the impacts of traffic/noise infiltration to the nearby neighborhood.

Development Standard - Building Size Amendment Analysis

The applicant also seeks permission to allow commonly owned lots to combine their maximum allowable building square footage. This request stems from a future tenant's intention to purchase three undeveloped lots and merge their maximum square footage to construct an approximately 18,000-square-foot building. The tenant's proposal is to combine the maximum square footage of Lots 4, 5 and 6 (as shown on the Master Development Plan) to construct a larger building.

The current standards within the ZDA state:

- A maximum of 6,000 square feet per building per lot along Cheney Drive and within the development's interior, which includes lots 6, 7, 8, 9, 10, and 11, as shown on the Master Development Plan.
- A maximum of 10,000 square feet per building per lot along Madrona Street North and Bridgeview Boulevard, which includes lots 1, 2, 3, 4, and 5, as indicated on the Master Development Plan.

These sizes were originally approved by City Council to integrate smaller buildings with a residential character near homes (towards the south), and allow larger buildings to be constructed near Home Depot (on the northern part of the project). The agreement also specified certain design characteristics and limited the buildings to one story. Allowing the change as presented would keep intact all the other elements of the ZDA: limited to 1 story, overall building size no larger than the combined amounts shown on the Master Development plan, residential character of pitched roofs, etc. In addition, all other elements of the City Code like parking spaces are still required to be met.

While this change would be applicable to lots with buildings currently constructed, it is impractical that these new buildings would be demolished and a building larger than 30k square feet would be constructed.

Staff believes some increased impact would occur by allowing the building square footage change as presented, and we have provided a condition to help minimize that impact.

Conclusion:

The introduction of a drive-thru facility could significantly disrupt the harmony of the existing neighborhood and could be incompatible with the comprehensive plan.

Accommodating for larger structures and limiting this change to Lot 2-7 with a maximum building square footage of 26,000 sq. ft. allows larger buildings while attempting to strike balance with the existing surrounding neighborhood and zoning districts, as well as being more compatible with the comprehensive plan.

The planning and zoning commission shall make a recommendation to the council regarding the proposed request. The commission may recommend approval, approve with conditions, recommend denial, or table the request for additional information.

If the commission intends to recommend approval as presented by the applicant, one motion is sufficient. However, if variations to the proposed amendments are needed, multiple motions can be made to add conditions.

Sample motions to add conditions:

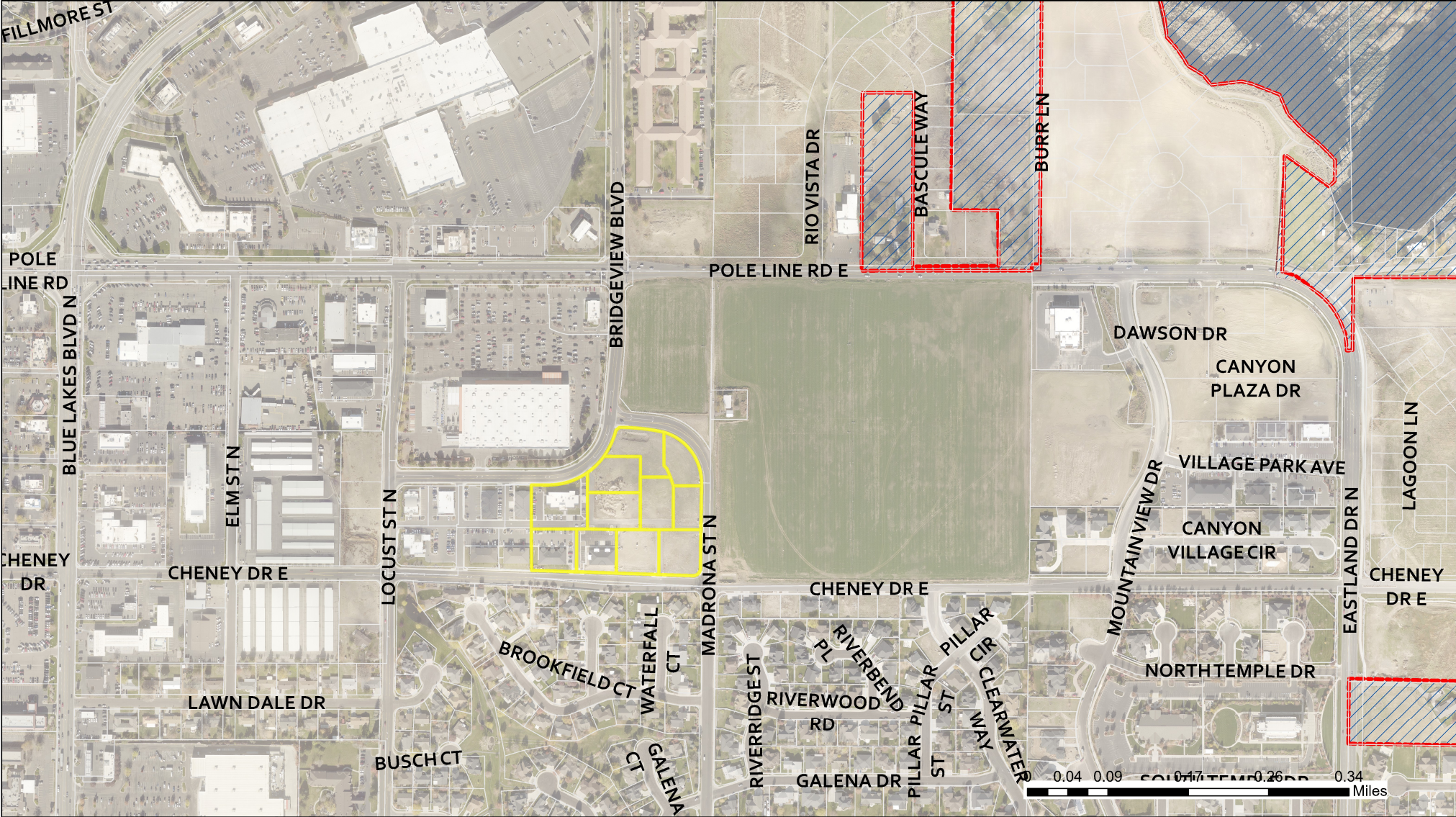
- A motion to recommend approval of a café/coffee shop with a drive-thru on Lot 11.

- A motion to recommend approval of a pharmacy with a drive-thru on Lot 11.
- A motion to recommend approval of a pharmacy with only a pick-up window, no outside ordering or audio equipment allowed, on Lot 11.
- A motion to recommend approval of the request to amend the development standards as proposed limiting the change to Lots 2-7; with a maximum combined building square footage of 26,000 sq. ft.

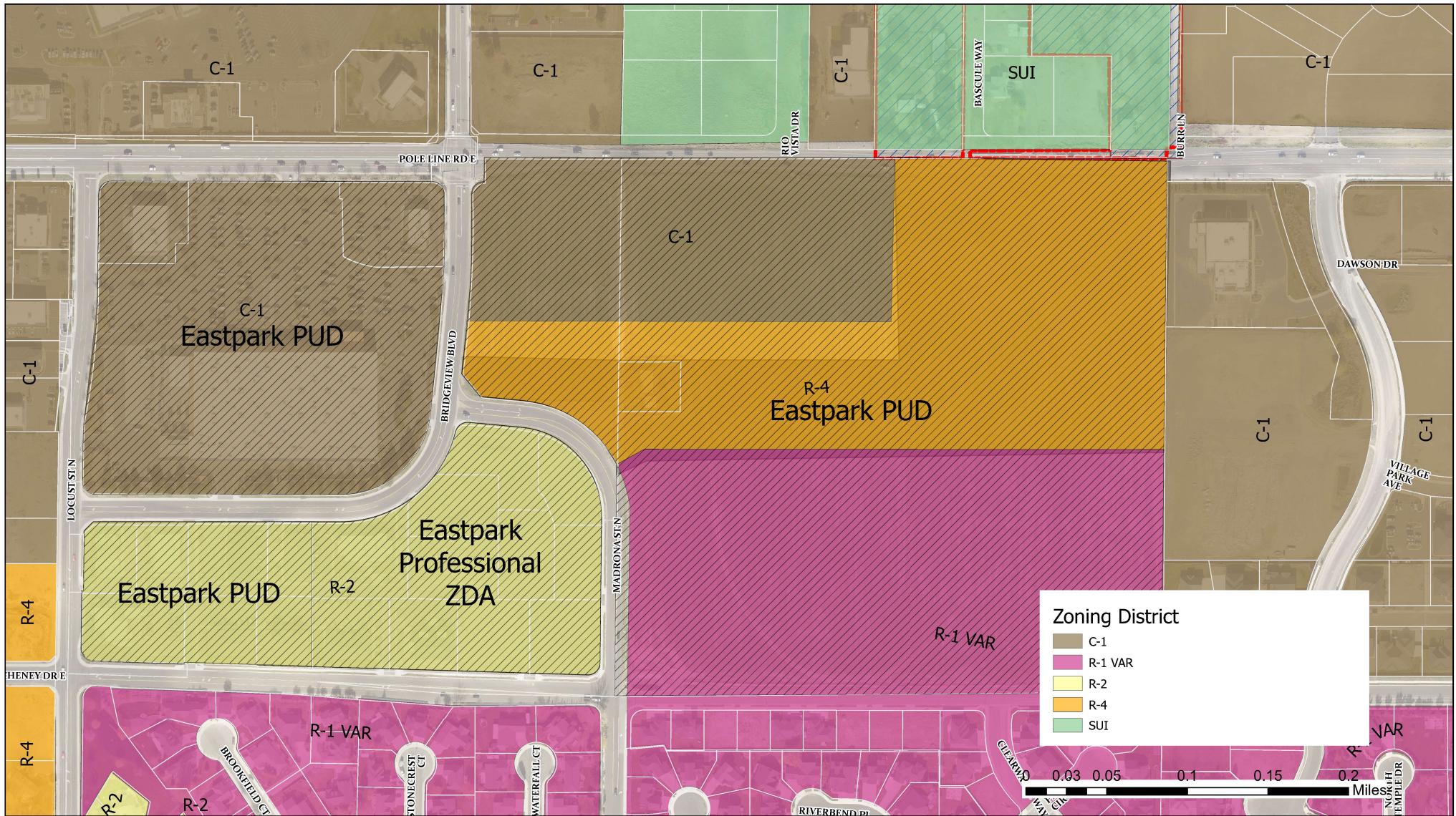
Attachments:

1. PZ25-0059 Vicinity Map
2. PZ25-0059 Zoning Map
3. PZ25-0059 Zoning & FLU Map
4. PZ25-0059 Requested Amendments
5. PZ25-0059 Applicant Narrative
6. PZ25-0059 Current-Eastpark Professional ZDA
7. PZ25-0059 Existing Master Development Plan
8. PZ25-0059 Proposed Amended ZDA
9. PZ25-0059 Proposed Amended Master Development Plan

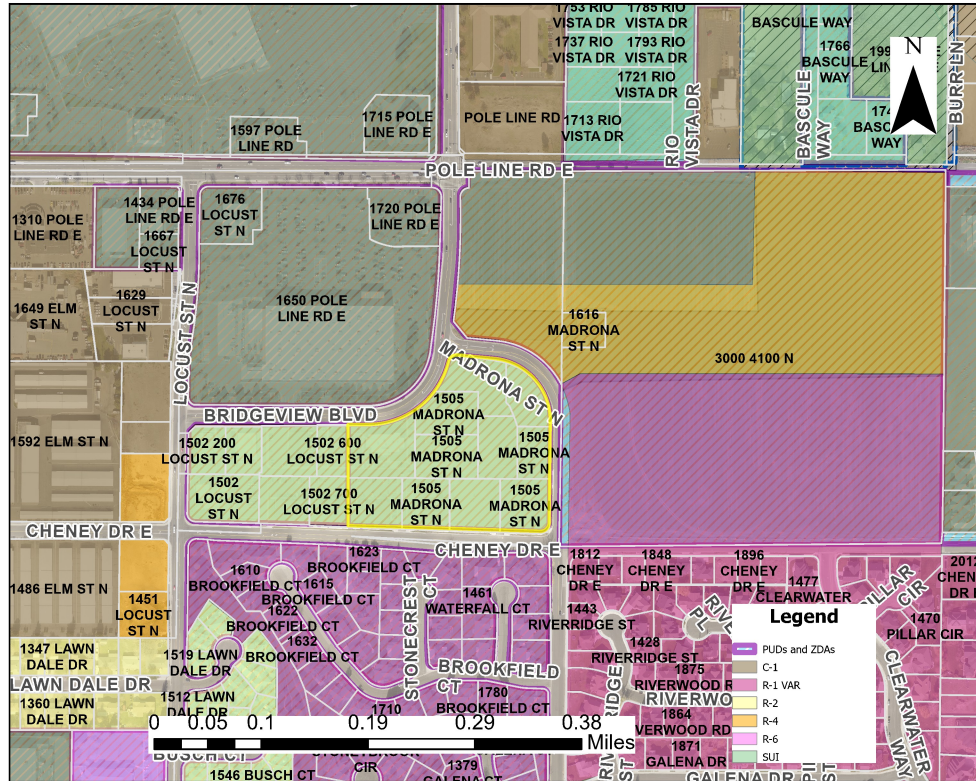
Vicinity Map



Zoning Map



ZONING MAP



Zoning

Current Zoning: R-2 PRO ZDA

Current Land Use Designation: Professional Office/Medical Park

Proposed Land Use Designation: NA

Proposed Land Use: Drive Thru and Larger Building Sizes

Surrounding Area

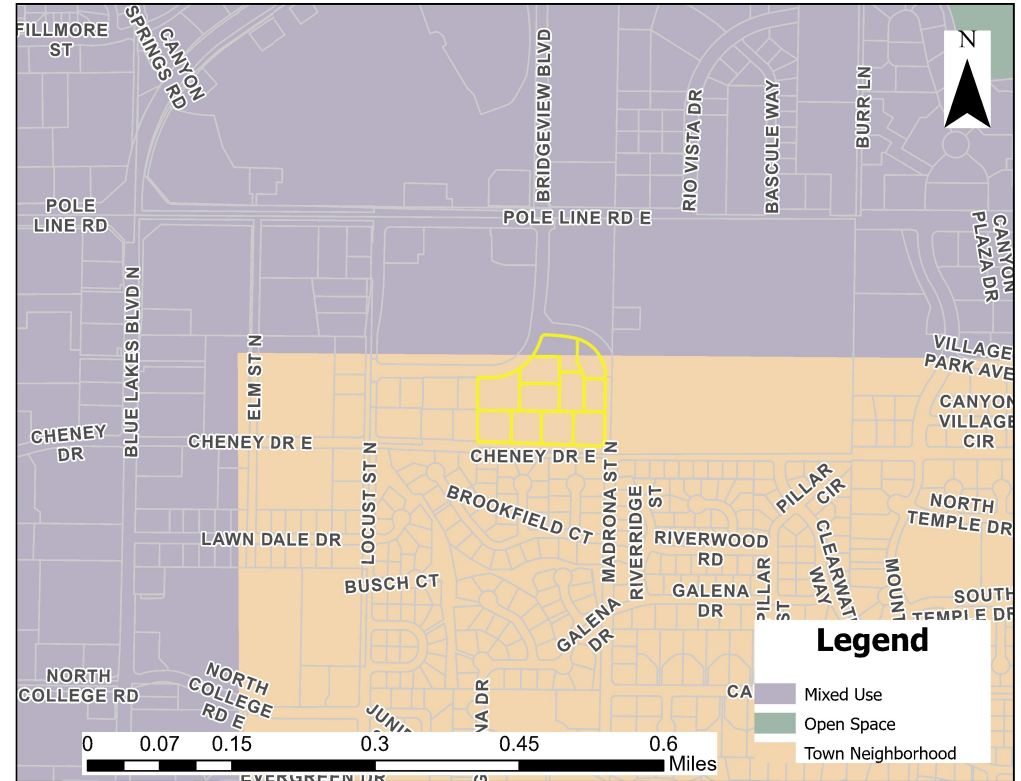
North: Madrona St N/Undeveloped

South: Cheney Dr/Residential

East: Madrona St N/Undeveloped

West: Eastpark PUD/Bridgeview Blvd

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-6 & Eastpark Professional R-2 PRO ZDA

FLU Category

Mixed Use: Serves local and regional commercial, typically anchored by a larger retail store.

CSI: Serves local and regional educational needs in the community

LAND USES

The Eastpark Professional ZDA states the development shall conform to the standards and regulations of the Twin Falls City Code Title 10 Chapter 4-18 for R-2 PRO except for the following:

PERMITTED USES:

- Libraries, Museums, and Art Galleries
- Doctor's Offices
- Beauty Salons/Barbershops
- Finance and Investment Office
- Insurance and related business
- Professional Services
- Real Estate and related business
- Photography Studios

These land uses require a Special Use Permit in the PRO Overlay. Commercial Daycare and Pre schools were removed from the list as a land use.

SPECIAL USE PERMIT USES: (Lots 2,3,4 & 5 only)

- Construction Trade Office with Showrooms
- Apparel and Accessories
- Home Furnishings with Onsite Storage allowed
- Sporting Goods
- Bakeries (retail)
- Flower Shops
- Hobbies and Toy Stores

These specific land uses are outright permitted in the commercial zoning district but are not listed uses within the R-2 PRO zoning districts.

REQUESTED AMENDMENT:

SPECIAL USE PERMITTED USES: (Lot 11 only)

- Café/coffee shop with drive thru
- Pharmacy with drive thru

Development Standards

- All buildings will be constructed using residential style architecture with aesthetically pleasing finishes.
- All buildings are limited to single story
- Regulated by an architectural control committee
- Maximum 6,000 sq ft per building per lot along Cheney and within the interior specifically lots 6, 7, 8, 9, 10 and 11 on the Master Development Plan
- Maximum 10,000 sq. ft. per building per lot along Madrona Street N and Bridgeview Blvd specifically 1,2,3,4, and 5 on the Master Development Plan
- No outside storage or materials or ware yard storage shall be permitted
- Perimeter Landscaping shall be consistent with Eastpark PUD #213. Lots shall equal to or greater than 10% or the total parking area developed on a lot or 3% of the total land area.

REQUESTED AMENDMENT:

DEVELOPMENT STANDARDS:

In Addition when lots are under common ownership the limitation for square footage of building structures shall be the total combined value for the square footage for each lot owned.

To: City of Twin Falls Planning and Zoning

From: Ben Lyda – EHM Engineers, Inc.

Date: 6/17/2025

Property Location: 1505 Madrona St. N. Lot 11 (aka Eastpark Professional Subd. No. 3 ZDA, Lot 7 Block 2) Parcel #RPT16220020070

Current Zoning: R-2 with Eastpark Professional, a ZDA

Purpose of Request:

We respectfully submit this amendment to the existing Zoning District Agreement (ZDA) for the above-referenced property to modify **Section 2 (Special Use Permit Uses)** to permit a **drive-thru** use for Lot 11 (aka Eastpark Subd. No 3. Lot 7 Block 2). The current ZDA does not include drive thrus as an allowable use, and this amendment seeks to align the zoning conditions with the evolving needs of the development while ensuring compatibility with the surrounding area. Similarly a modification is requested to clarify permissible building size upon lots when a single owner develops multiple lots.

Specific Changes Requested:

The proposed amendment would modify **Section 2 (Special Use Permit Uses)** to add items as follows:

Additional Land Uses Upon Lot 11 (as shown on the Master Development Plan which requires a Special Use Permit (aka lot 7 block 2 of the Eastpark Professional Subd No. 3)

- A. Café/Coffee Shop with a Drive Thru
- B. Pharmacy with a Drive Thru

The proposed amendment would modify **Section 3 (Property Development Standards)** to add item H as follows:

H. When lots are under common ownership the limitation for square footage of building structures shall be the total combined value for the square footage for each lot owned.

Comparison to Approved ZDA & Master Development Plan:

1. Original ZDA Provisions:

- The existing ZDA Special Use Permits:
 - A. Construction Trade Office with Showrooms
 - B. Apparel and Accessories
 - C. Home Furnishings with Onsite Storage Allowed.
 - D. Sporting Goods
 - E. Bakeries (retail)
 - F. Flower Shops
 - G. Hobbies and Toy Stores
- This amendment would coincide with the Comprehensive Plan of a Mixed Use development.

2. Proposed Amendment Differences:

- **Use Expansion:** The amendment does not alter the underlying zoning (R-2) or primary permitted uses but adds flexibility for drive-thru operations, which can support uses like professional office space, and doctors' offices.
- **Design & Operational Compliance:** The drive-thru will adhere to City standards (e.g., queue management, setbacks, landscaping) to minimize impacts.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

Impact on the Development:

1. Enhanced Viability:

- Drive thrus are highly valued by commercial tenants, as they enhance customer convenience and operational efficiency in today's market.
- This change could attract higher-quality tenants, increasing property value and tax revenue.

2. Site Plan Adjustments:

- Any drive-thru will require minor modifications to circulation (e.g., lane stacking, ingress/egress) but will not conflict with the PUD's overall layout.
 - Parking and pedestrian pathways will be reviewed to ensure no adverse effects on safety or accessibility.

3. Traffic & Noise Mitigation:

- A traffic impact analysis (if required) will ensure the drive-thru does not overwhelm existing road capacity.
- Screening (e.g., landscaping, walls) and limited hours of operation can address noise concerns.

Impact on Surrounding Area:

1. Compatibility:

- The R-2 zoning allows for higher-density residential and compatible commercial uses. A well-designed drive-thru (set back from residences, with buffering) will not disrupt the neighborhood character. The adjacent residences will benefit from the proximity to the added uses.
- Precedent exists for drive thrus in similar ZDAs in Twin Falls such as ICCU located at 2193 Addison Ave. E.

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3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

2. **Traffic & Safety:**

- The amendment will require compliance with City engineering standards to ensure safe vehicle stacking and pedestrian crossings.
- No negative impact on adjacent residential streets is anticipated, as ingress/egress will align with arterial roads.

3. **Economic Benefits:**

- Increased commercial activity could support nearby businesses and services.
- Property values are unlikely to be negatively affected if design standards are met.

Conclusion:

This amendment is a minor but necessary update to reflect modern development needs while preserving the intent of the original ZDA. We are committed to working with the City to address any concerns through thoughtful design and mitigation measures. We respectfully request approval to proceed with the zoning text amendment and appreciate your time and consideration.

ORDINANCE NO. 2017-015

TWIN FALLS COUNTY

Recorded for:

TWIN FALLS, CITY OF
11:09:57 AM 06-28-2017

2017-010101

No. Pages: 16 Fee: \$
KRISTINA GLASCOCK
County Clerk
Deputy: BHUNTER

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AMENDMENTS TO THE AREA OF IMPACT AND ZONING DISTRICTS MAP AND THE REVISED AREA OF IMPACT.

WHEREAS, Pineford Falls, LLC c/o Andrew Jarvis had made application for a rezone of properties located at the northwest corner of Cheney Drive and Madrona Street North City of Twin Falls, and an amendment of the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 28 day of February, 2017, to consider the Zoning Designation, necessary Zoning and Planning Map amendment upon a REZONE of the real property below described, and an amendment to the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 03 day of April, 2017.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property located at the northwest corner of Cheney Drive and Madrona Street North is the subject of a Zoning District Change and Zoning Map amendment from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA.

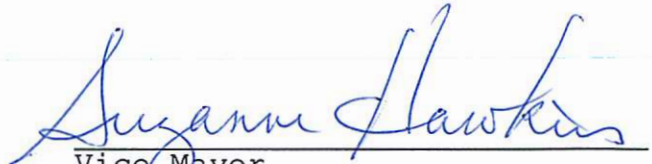
See Exhibit "A" and Exhibit "B"

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same are hereby amended to reflect the rezoning designation of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL
SIGNED BY THE VICE MAYOR

June 19, 2017.
June 19, 2017.


Vice Mayor

ATTEST:


Deputy City Clerk

PUBLISH: Thursday June 22, 2017

Exhibit "A"

**Legal Description
Eastpark Professional ZDA
Twin Falls County, Idaho**

Being all of Lot 1 as shown on that certain map entitled "INTERSTATE AMUSEMENT SUBDIVISION", a conveyance plat, recorded November 26, 2007, as instrument no. 2007-028231, of official record, in the office of the county recorder of Twin Falls County, said parcel of land also being a portion of Section 3, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho.

End of Description

RECEIVED

JUN 13 2017

Eastpark Professional, a ZDA
Zoning Development Agreement

CITY OF TWIN FALLS
PLANNING & ZONING

This ZDA – Zoning Development Agreement is made and entered into this ____ day of _____, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and Pineford Falls L.L.C., hereinafter called "Developer" for the purpose of developing a mixed use; professional and commercial property as a planned Zoning Development Agreement (ZDA). The Legal description of the property is 7.74 Acres, Lot 1, INTERSTATE AMUSEMENT SUBD., a conveyance plat located in the northwest corner of Section 3, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit A.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section-18 for R-2 PRO, Professional Office Overlay and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

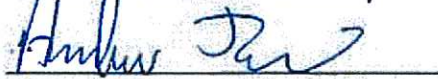
- (1) Permitted Land Uses:
 - A. Libraries
 - B. Finance and Investment Offices
 - C. Insurance and Related Offices
 - D. Real Estate and Related Offices
 - E. Doctor's Offices
 - F. Photography
 - G. Beauty and Barber
 - H. Professional Offices
- (2) Special Use Permit Uses: Additional Land Uses upon Lots 2, 3, 4, and 5 (as shown on Master Development Plan), which require Special Use Permits:
 - A. Construction Trade Office with Showrooms
 - B. Apparel and Accessories
 - C. Home Furnishings with onsite Storage allowed
 - D. Sporting Goods
 - E. Bakeries (retail)
 - F. Flower Shops
 - G. Hobbies and Toy Stores
- (3) Property Development Standards:
 - A. The area of R-2 PRO Overlay between Cheney Drive and Bridgeview Boulevard, West of Madrona and East of Locust will be restricted such that all buildings will be constructed using residential style architecture and will have an architectural finish that is aesthetically pleasing.

- B. All buildings in the development will be limited to single story construction.
- C. Building design in this area will be regulated by an architectural control committee responsible for enforcement of the restrictive covenants for that area.
- D. **Maximum 6,000 square feet per building per lot** along Cheney Drive and within the interior of the development, which includes lots **6, 7, 8, 9, 10, and 11** as indicated on the Master Development Plan.
- E. **Maximum 10,000 square feet per building per lot** along Madrona Street North and Bridgeview Boulevard, which includes lots **1, 2, 3, 4, and 5** as indicated on the Master Development Plan.
- F. No outside storage of materials or ware yard storage shall be permitted.
- G. Landscaping requirements, for all lots, shall require landscaping equal to or greater than ten percent (10%) of the total required parking area developed on a lot or three percent (3%) of the total land area, or as determined by the ZDA process, whichever is greater. Perimeter Landscaping shall be consistent with Eastpark PUD #213.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- A. The city may initiate process to change the zoning classification, or
- B. New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.

Pineford Falls L.L.C.,
An Idaho Limited Liability



By: Andrew Jarvis

STATE OF IDAHO)
)ss
County of Twin Falls)

On the _____ day of _____, 2017, before me, a Notary Public in and for said County and State, personally appeared _____ personally known or identified to me to be the _____, the municipal corporation that executed the within and foregoing instrument and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho

Residing in _____

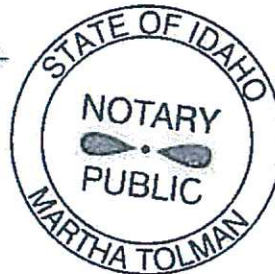
Commission Expires _____

STATE OF IDAHO)
)ss
County of Twin Falls)

On this 12th day of June, 2017, before me, a Notary Public in and for said State, personally appeared Andrew Jarvis, known or identified to me to be a partner of the general partnership of Pineford Falls L.L.C., and the partner who subscribed said general partnerships name to the foregoing instrument and acknowledged to me that he executed the same in said general partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Martha Tolman
Res. Twin Falls
Exp 10/17/18



EASTPARK PROFESSIONAL R-2 PRO ZDA

CC PH April 03, 2017
6:00 P.M.

IV. PUBLIC HEARINGS:

1. Request for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. % Andrew Jarvis (app.2841)

Dave Thibault, EHM Engineers, Inc., asked for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. % Andrew Jarvis (app.2841)

Senior Planner Spendlove gave staff report.

City Council discussion ensued on the following:

- Placement of sidewalks.
- Indirect lighting on Cheney Drive.
- Madonna and Cheney concern with the height of the building.
- Width of landscaping and setbacks.
- Subdivision name.
- Development of a City Park.
- Traffic concerns.

Public Hearing Opened

- Mits Inouye - 1401 Riverridge Street concerned with widening of Cheney and Madonna.

Public Hearing Closed.

Dave Thibault, EHM Engineers, Inc. explained the plans for widening of Cheney and Madonna and the planned exits.

MOTION:

Councilmember Talkington moved to approve the request for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to **R-2 PRO ZDA** for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. % Andrew Jarvis (app.2841) with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the written Zoning Development Agreement being modified as follows:
 - a. Modify Section (s) as follows: "Additional Land Uses upon Lots 2, 3, 4 and 5 (as shown on Master Development Plan), which require Special Use Permits:"
 - b. Remove all reference to "Eastpark **Commercial Subdivision** No. 3".
3. Subject to a **Master Landscape Plan** as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
4. Subject to a **Master Lighting Plan** submitted and approved by Staff prior to recordation of the ZDA.
5. Subject to a **Master Sign Plan** submitted and approved by staff prior to recordation of the ZDA.
6. Subject to the Master Development Plan removing all references to "Eastpark **Commercial Subdivision** No. 3".

Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. **Approved 7 to 0**



LIGHTING
ALL LIGHTING SHALL BE SHIELDED DIRECTIONALLY TO PROTECT IMPACTS TO RESIDENTIAL NEIGHBORS.

MASTER DEVELOPMENT PLAN
for
EASTPARK PROFESSIONAL, a ZDA

EHM Engineers, Inc.
SOLUTIONS FOR THE FUTURE OF CONSTRUCTION & POLLUTION

Engineers / Architects / Planners

621 North Congress Road, Suite 100 York Mills, Ontario M3J 1K7
905-704-4646 or 905-704-4049 with direct line
www.ehm.ca

DO NOT SCALE SAMPLES	
CONTAINER ONLY, NOT AS	
SHOWN AND CONTAINED AS IS	
AND NOT TO BE USED AS	
OR FOR OTHER PURPOSES, INCLUDING	
OR FOR OTHER PURPOSES, INCLUDING	
CONTAINER AS INDICATED BY LABEL	
DATE	4/10/2017
TIME	13:18
BY	130-18 P2

EXHIBIT

Aerial Map

Reference Only



BRIDGEVIEW BLVD

CHENEY DR

MADRONA ST

BROOKFIELD CT

STONECREST CT

WATERFALL CT



Aerial Photo - April 2016

INTERSTATE AMUSEMENT SUBDIVISION

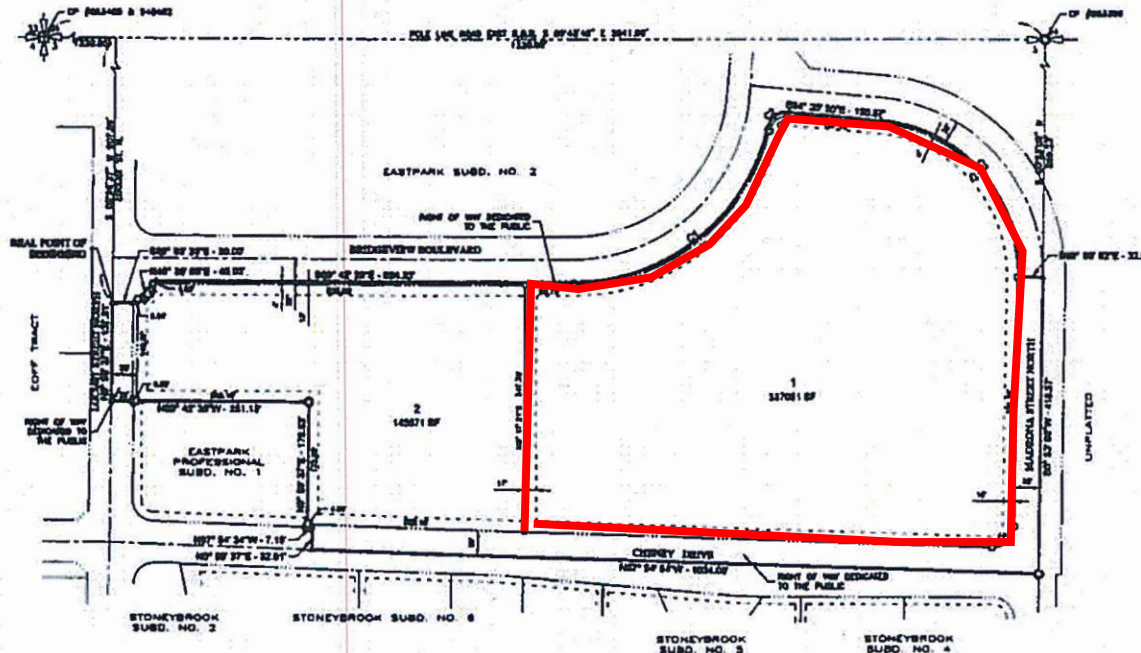
A PORTION OF
GOV'T. LOT 3, SECTION 3
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO
2007
12.065 ACRES

100 50 0 100 200
SCALE IN FEET



LEGEND

	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE
	RIGHT OF WAY
	UTILITY EASEMENT
	ALUMINUM CAP FOUND
	FOUND 5/8" REBAR
	FOUND 1/2" REBAR
	SET 1/2" 24" REBAR & CAP
	SET 5/8" 30" REBAR & CAP
	COMPUTED POINT NOT SET
	LOT NUMBER
	BASE OF BEARINGS
	CORNER PERPETUATION NUMBER
	ACRE
	SQ. FEET



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	70°00'00"	255.00'	277.88'	348.87'	222.77'	N 81°21'00" E
C2	88°18'00"	314.00'	324.35'	388.20'	300.88'	N 54°48'00" E
C3	81°15'00"	314.00'	324.35'	388.20'	300.88'	S 41°48'00" E
C4	70°00'00"	255.00'	277.88'	348.87'	222.77'	S 88°21'00" W
C5	70°00'00"	255.00'	277.88'	348.87'	222.77'	N 81°21'00" E
C6	81°15'00"	314.00'	324.35'	388.20'	300.88'	N 54°48'00" E
C7	88°18'00"	314.00'	324.35'	388.20'	300.88'	S 41°48'00" E

NOTES:
A CONVEYANCE PLAT IS A RECORD OF PROPERTY BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 16 OF THE CITY OF TWIN FALLS CITY CODE. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE.

EACH LOT IS SUBJECT TO A RETENTION AREA TO RETAIN STORM WATER RUNOFF IN ACCORDANCE TO THE CITY OF TWIN FALLS REGULATIONS.

REF:
OUTLAIN DEED #2006-018109, WARRANTY DEED #2006-018108.

HEALTH CERTIFICATE

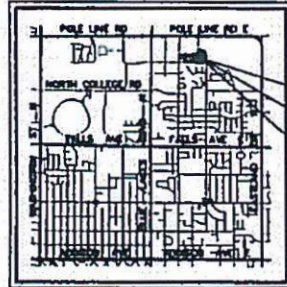
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHEDDING WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

11/1/07
DATE

11/1/07
DATE
NHS, SOUTH CENTRAL DISTRICT HEALTH

TWIN FALLS, IDAHO
RIEDEL ENGINEERING, INC.
11700 1st St.
2007-018101
S. 1st St. & 1st St.
2007-018101

RIEDEL ENGINEERING, INC.
202 FALLS AVENUE
TWIN FALLS, IDAHO 83301
INTERSTATE AMUSEMENT SUBDIVISION
SHEET 1 OF 2

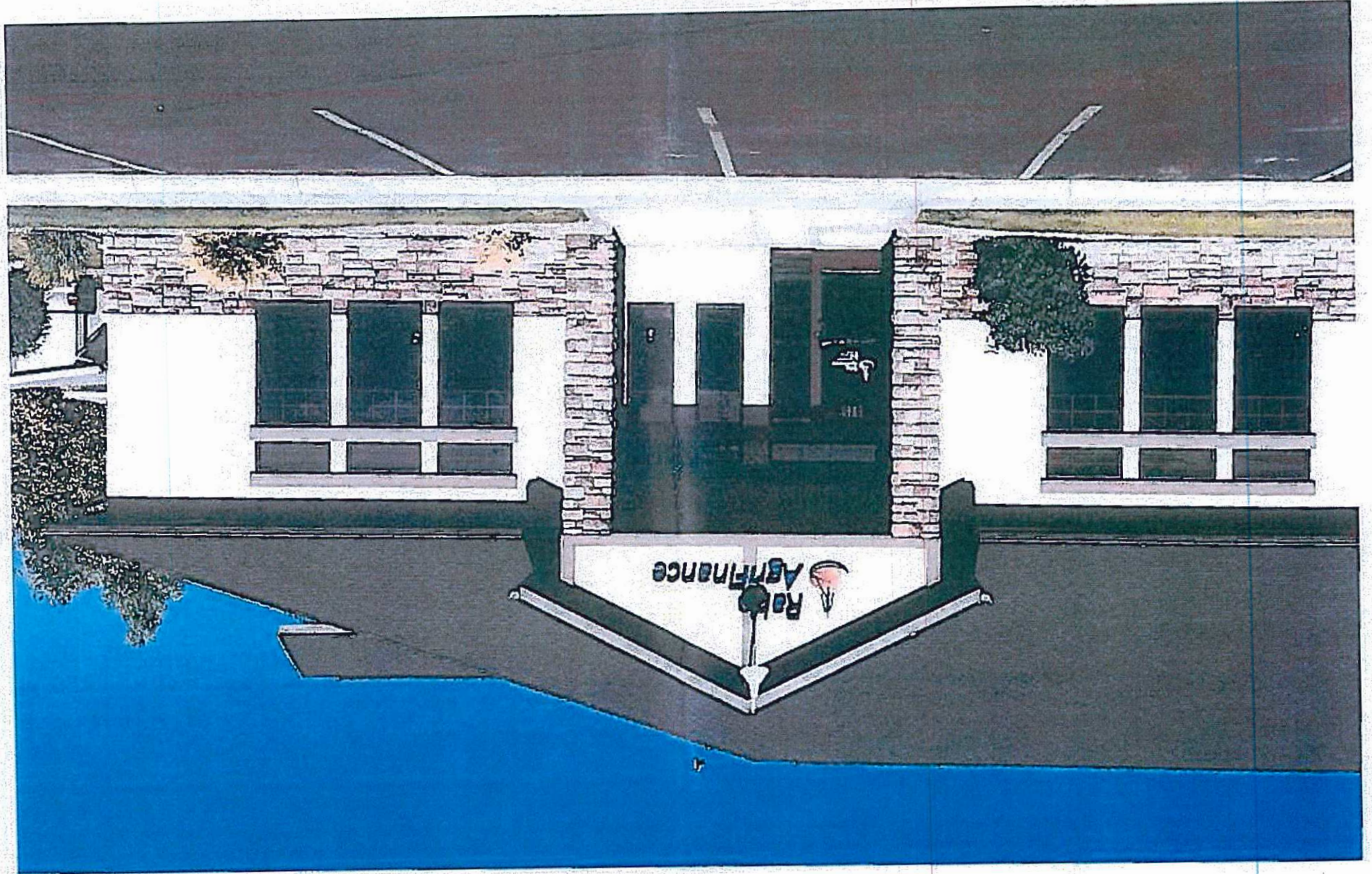


VICINITY MAP
NOT TO SCALE

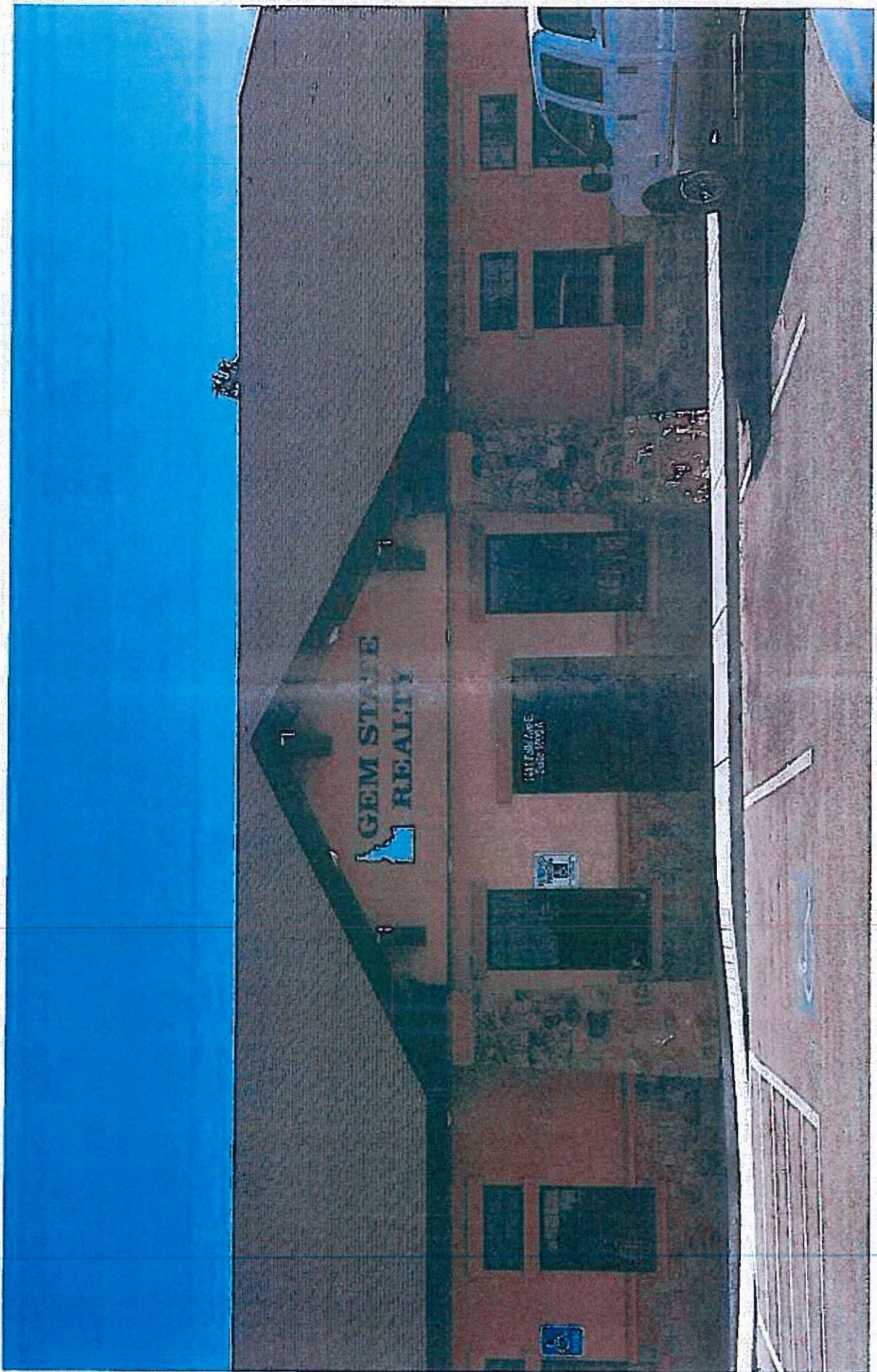












(2) Special Use Permit Uses: Additional Land Uses upon Lots 2, 3, 4, and 5 (as shown on Master Development Plan), which require Special Use Permits:

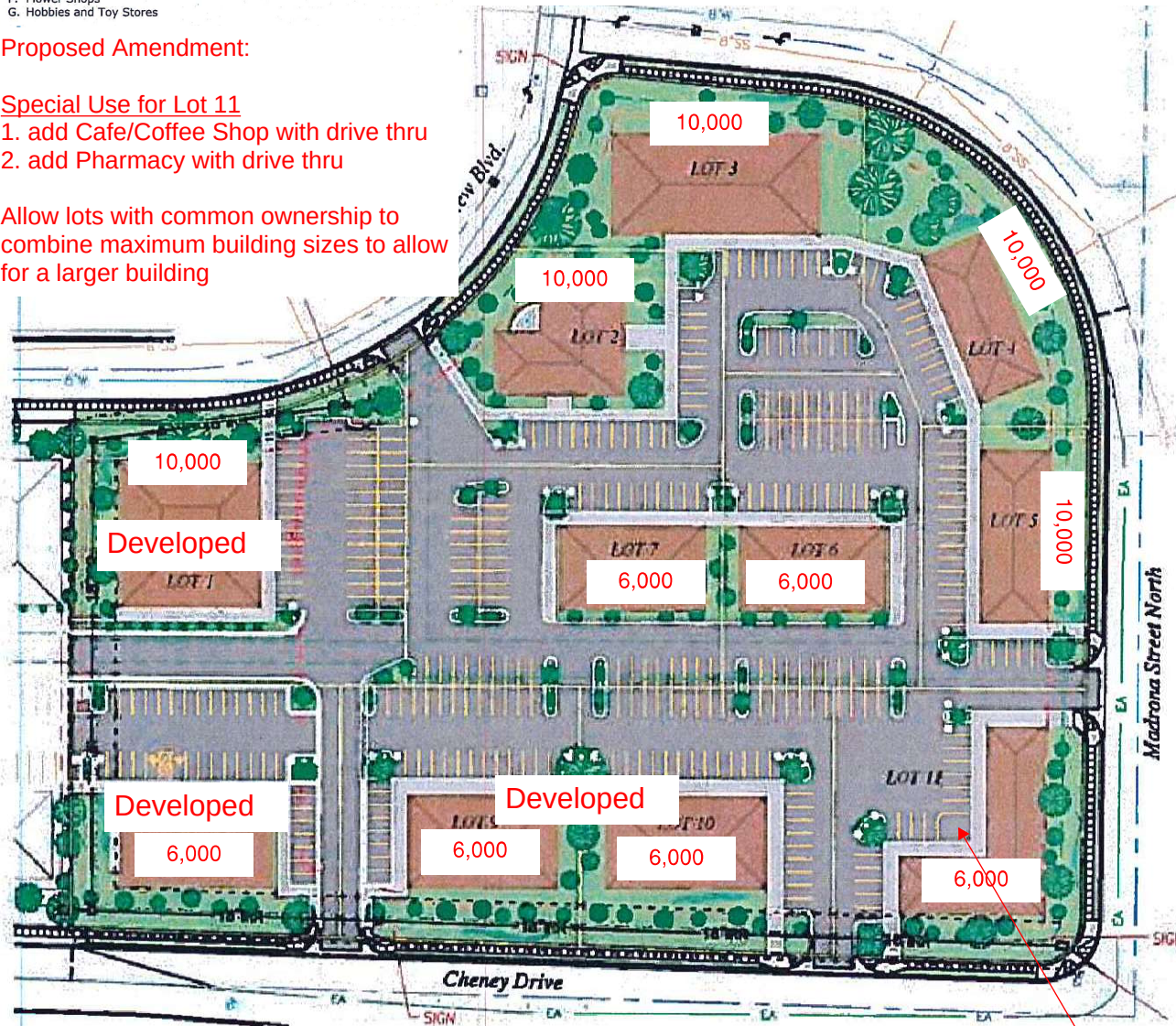
- A. Construction Trade Office with Showrooms
- B. Apparel and Accessories
- C. Home Furnishings with onsite Storage allowed
- D. Sporting Goods
- E. Bakeries (retail)
- F. Flower Shops
- G. Hobbies and Toy Stores

Proposed Amendment:

Special Use for Lot 11

1. add Cafe/Coffee Shop with drive thru
2. add Pharmacy with drive thru

Allow lots with common ownership to combine maximum building sizes to allow for a larger building



2017

PERIMETER LANDSCAPING TREE/SHRUB COUNT
20' FROM BACK OF CURB INCLUSIVE OF ALL SIDEWALKS, UTILITIES, DRAINAGE, FEATURES, ETC.
(LANDSCAPING ALONG BRIDGEVIEW BLVD., CHENEY DR., MADRONA STREET N.)

SIGNS
FREESTANDING SIGNS SHALL BE MONUMENT AND BE NO LARGER THAN 60 S.F. AND A MAX. OF 8' TALL, MEASURED FROM THE TOP OF CURB.

LIGHTING
ALL LIGHTING SHALL BE SHIELDED DIRECTIONALLY TO PROTECT IMPACTS TO RESIDENTIAL NEIGHBORS.

0 40 80 160
SCALE IN FEET



MASTER DEVELOPMENT PLAN
for
EASTPARK PROFESSIONAL, a ZDA

DO NOT SCALE Dimensions	
DATE	4/19/2017
BY	JG BOM
REV	330-16 P22
EXHIBIT	

Eastpark Professional, a ZDA
Zoning Development Agreement
Amended

This Amended ZDA – Zoning Development Agreement is made and entered into this ____ day of _____, 2025, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called “City” and Barbara Sonya Real Estate LLC, Setti One LLC, Sight Site LLC, Jay Wheelhouse and Zernickow Family LP, hereinafter called “Developer” for the purpose of developing a mixed use; professional and commercial property as a planned Amended Zoning Development Agreement (ZDA). The Legal description of the property is 7.74 Acres, Lot 1 through Lot 11, Block 2, EASTPARK PROFESSIONAL SUBDIVISION NO. 3, a ZDA, located in the northwest corner of Section 3, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit A.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section-18 for R-2 PRO, Professional Office Overlay and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

- (1) Permitted Land Uses:
 - A. Libraries
 - B. Finance and Investment Offices
 - C. Insurance and Related Offices
 - D. Real Estate and Related Offices
 - E. Doctor’s Offices
 - F. Photography
 - G. Beauty and Barber
 - H. Professional Offices
- (2) Special Use Permit Uses: Additional Land Uses upon Lots 2, 3, 4, and 5 (as shown on Master Development Plan), which require Special Use Permits:
 - A. Construction Trade Office with Showrooms
 - B. Apparel and Accessories
 - C. Home Furnishings with onsite Storage allowed
 - D. Sporting Goods
 - E. Bakeries (retail)
 - F. Flower Shops
 - G. Hobbies and Toy Stores

Additional Land Uses Upon Lot 11 (as shown on the Master Development Plan which requires a Special Use Permit (aka lot 7 block 2 of the Eastpark Professional Subd No. 3)

A. Café/Coffee Shop with a Drive Thru

B. Pharmacy with a Drive Thru

(3) Property Development Standards:

A. The area of R-2 PRO Overlay between Cheney Drive and Bridgeview Boulevard, West of Madrona and East of Locust will be restricted such that all buildings will be constructed using residential style architecture and will have an architectural finish that is aesthetically pleasing.

B. All buildings in the development will be limited to single story construction.

C. Building design in this area will be regulated by an architectural control committee responsible for enforcement of the restrictive covenants for that area.

D. **Maximum 6,000 square feet per building per lot** along Cheney Drive and within the interior of the development, which includes lots **6, 7, 8, 9, 10, and 11** as indicated on the Master Development Plan.

E. **Maximum 10,000 square feet per building per lot** along Madrona Street North and Bridgeview Boulevard, which includes lots **1, 2, 3, 4, and 5** as indicated on the Master Development Plan.

F. No outside storage of materials or ware yard storage shall be permitted.

G. Landscaping requirements, for all lots, shall require landscaping equal to or greater than ten percent (10%) of the total required parking area developed on a lot or three percent (3%) of the total land area, or as determined by the ZDA process, whichever is greater. Perimeter Landscaping shall be consistent with Eastpark PUD #213.

H. When lots are under common ownership the limitation for square footage of building structures shall be the total combined value for the square footage for each lot owned.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

A. The city may initiate process to change the zoning classification, or

B. New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.

Proposed Master Plan Amendment

Located In
Gov't. Lot 3 , Section 3
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2017



MASTER DEVELOPMENT PLAN
for
EASTPARK PROFESSIONAL SUBDIVISION NO. 3, a ZDA

REVISIONS

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY THE ENGINEER OF
ANY DIMENSIONAL ERRORS, OMISSIONS,
OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK.

APPROVED _____

DESIGN —

DRAWN _____

DATE 7/28/2025

SCALE AS SHOWN

DWG. NO. 313-24 ZDA EXHIBIT

EXHIBIT

EXHIBIT



PERIMETER LANDSCAPING TREE/SHRUB COUNT
20' FROM BACK OF CURB INCLUSIVE OF ALL SIDEWALKS,
UTILITIES, DRAINAGE, FEATURES, ETC.
(LANDSCAPING ALONG BRIDGEVIEW BLVD., CHENEY DR.,
MADRONA STREET N.)

SIGNS
FREESTANDING SIGNS SHALL BE MONUMENT AND BE NO LARGER THAN 60 S.F. AND A MAX. OF 8' TALL, MEASURED FROM THE TOP OF CURB.

LIGHTING
ALL LIGHTING SHALL BE SHIELDED DIRECTIONALLY TO
PROTECT IMPACTS TO RESIDENTIAL NEIGHBORS.

0 40 80 160
SCALE IN FEET



Date: Tuesday, August 26, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for agriculture warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N (3645 Gemstone Dr) c/o Robert Gadola (PZ25-0085).

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant, Robert Gadola, has submitted a Special Use Permit application to allow for an agricultural warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N. (3645 Gemstone Drive, Bldg. E)

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-10 (B) states a special use permit is required for “H-1 and H-7(2) facilities not closer than three hundred feet (300') to a dwelling but excluding the residential uses allowed by subsections (A)10c and (B)9a of this section.”

If the Special Use Permit is approved, as presented, the Agriculture Warehousing and Distribution Facility will be allowed to operate at this location.

History:

The property is zoned M-2, Heavy Manufacturing District. The building was built in 2024 and is owned by Twin Industrial, LP. The building is currently vacant, and the applicant would like to lease the building for agricultural warehousing.

Analysis:

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Industrial”, suitable for non-retail employment, such as warehousing, general manufacturing, food processing, office parks, and corporate and industrial campuses.

The warehousing of grains and seeds is outright permitted by code. The reason for the Special Use Permit request is for the warehousing of H-3 classified crop protection chemicals (fertilizer). Per the applicant’s narrative, the facility will be used for warehouse and distribution purposes only, not manufacturing.

The facility’s operating hours will align with agricultural business customer hours (Monday – Friday 7:00am – 7:00pm and Saturday 8:00am – 3:00pm). The facility will not be open on Sundays or public holidays.

Anticipated traffic to the facility is 25-50 truck deliveries and pickups, transporting bulk agricultural products. The facility will employ 15 full-time staff, plus temporary seasonal employees during planting and harvest seasons. Champlin Way (3300E) is an arterial road designed to handle truck traffic. When this industrial complex was built, Champlin Way was rebuilt to meet current city standards, to accommodate increased vehicle and truck traffic.

Per the narrative, the H-3 classified agricultural chemicals warehoused at the facility will present minimal fire hazards and require strong containment and safety measures. The applicant has taken initiative and has had the city's Fire Marshal review their plans. The Fire Marshal is working with the applicant to ensure compliance with National Fire Protection Association (NFPA) standards and the safe storage of the hazardous materials. Recommendations made by the Fire Marshal are included in the applicant's narrative, as part of the staff report.

The applicant has supplied the city with their containment protocol, including a FireSAFE-4X containment structure, spill management systems, and regular maintenance and inspection practices.

Staff has reviewed the effects of this facility on neighboring properties. This type of use is standard practice in the M-2 zone, and the area. There are other warehouses and manufacturing facilities nearby that produce similar traffic patterns and noise levels. This area was designated on the Future Land Use map as Industrial due to its proximity to the outskirts of town, larger roads, rail and is outside major commercial and residential areas. This area is designed to serve the needs of our local agricultural businesses.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use. Staff has determined the proposed use is compatible with the comprehensive plans.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

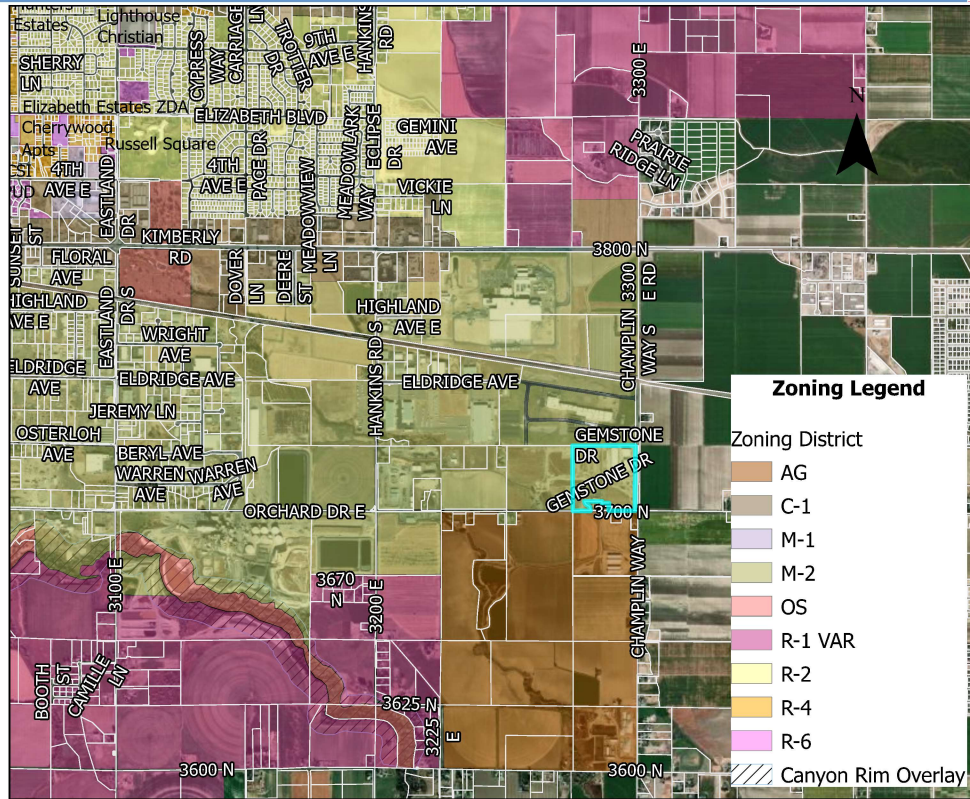
Attachments:

1. PZ25-0085 Vicinity Map
2. PZ25-0085 Presentation Map
3. PZ25-0085 Aerial Map
4. PZ25-0085 Proposed Site Plan
5. PZ25-0085 Proposed Elevations
6. PZ25-0085 Applicant Narrative
7. SPECIAL USE PERMIT STANDARDS SLIDE

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: M-2, Heavy Manufacturing

Current Land Use: Industrial/Vacant

Proposed Zoning: M-2

Proposed Land Use: Agricultural Warehouse/
Distribution Facility

Surrounding Area

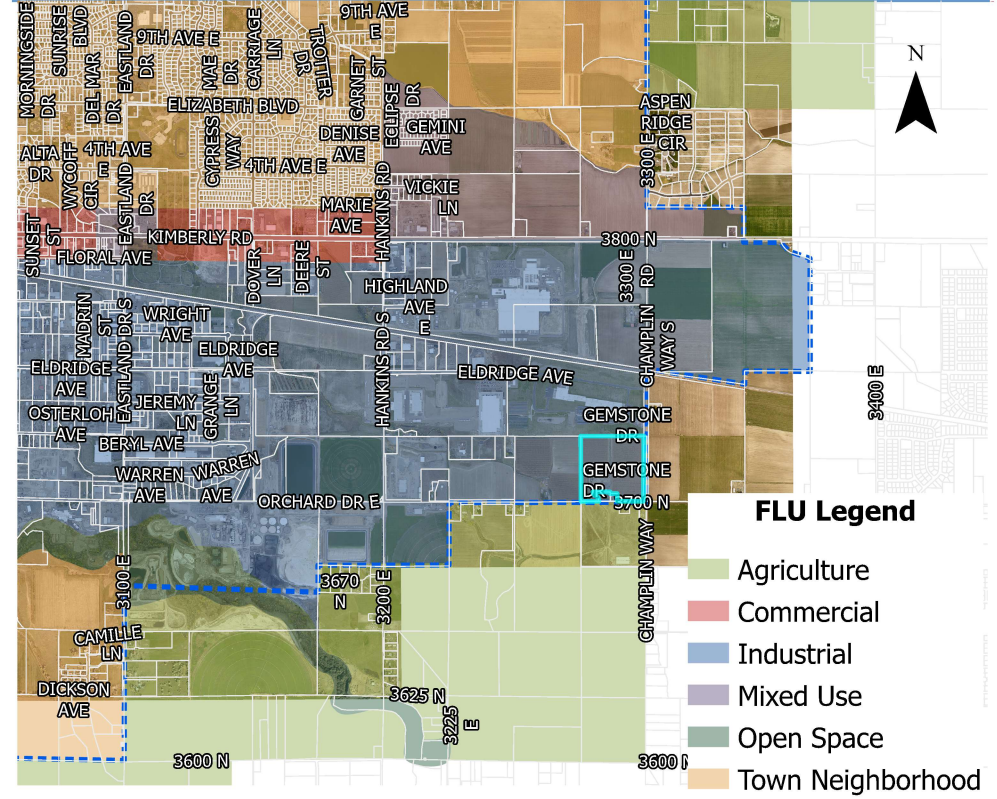
North: Railroad/Clif Bar

South: Agricultural

East: Kimberly AOI

West: Industrial

FUTURE LAND USE MAP



Regulations

10-13-4, 10-4-10, 10-7-20

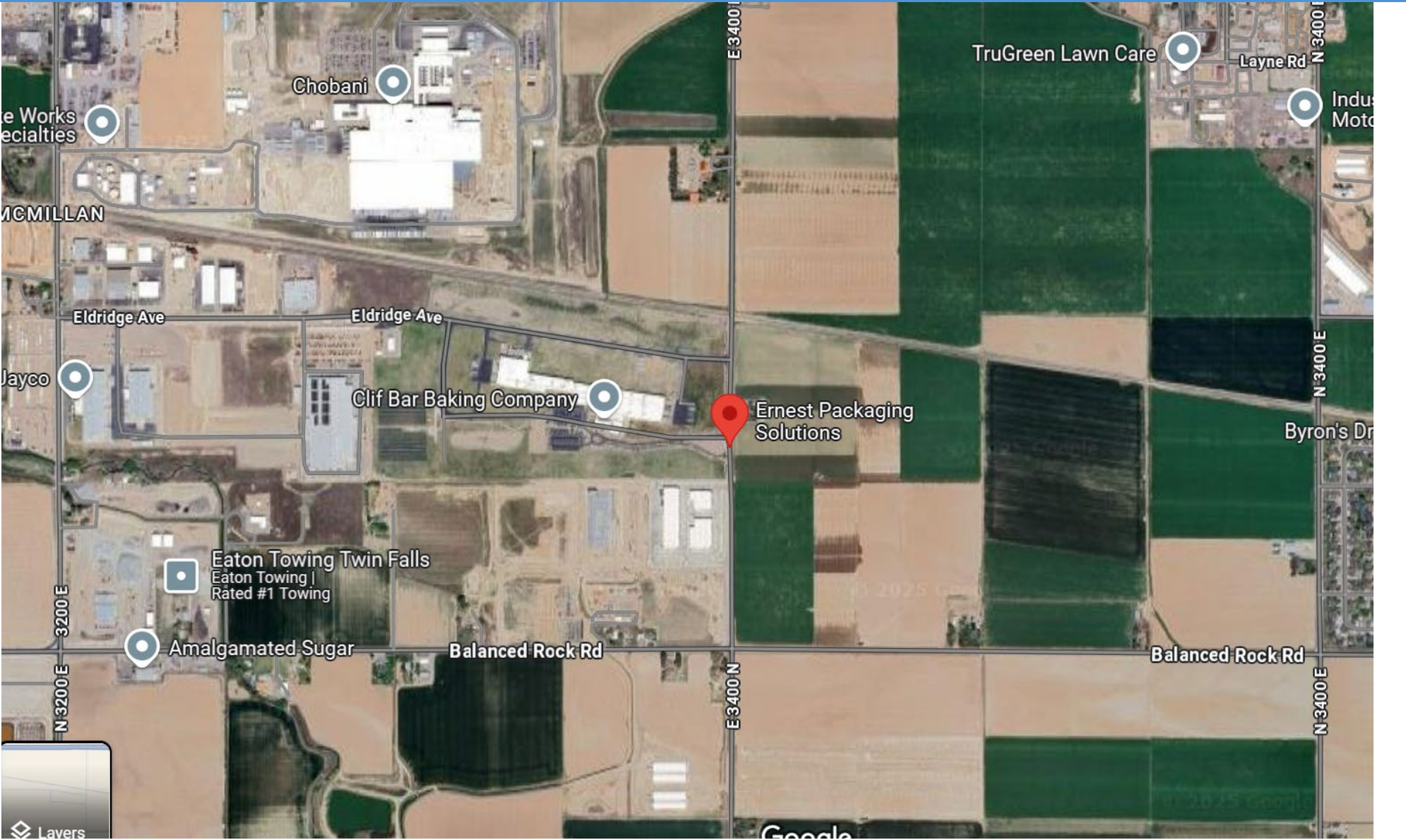
FLU Category

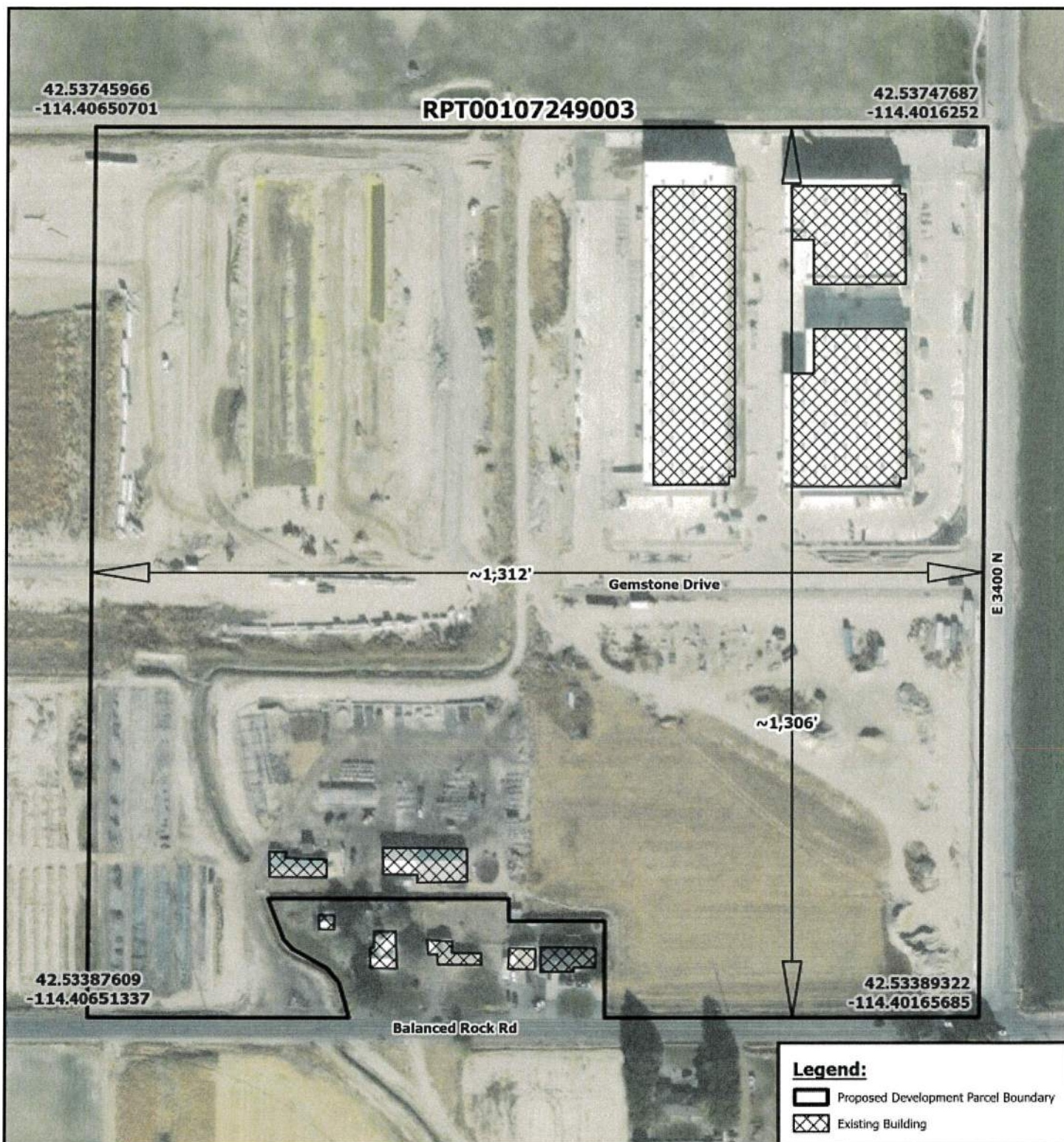
Industrial:

- Non-retail employment
- Supporting uses, such as hotels, restaurants, and other retail are integrated into the land use
- Suitable sites have excellent access to regional roads
- Adjacent to the railway

Office parks, Corporate campus, Warehousing, General manufacturing, Food processing, Industrial campus

Aerial View





Existing Conditions

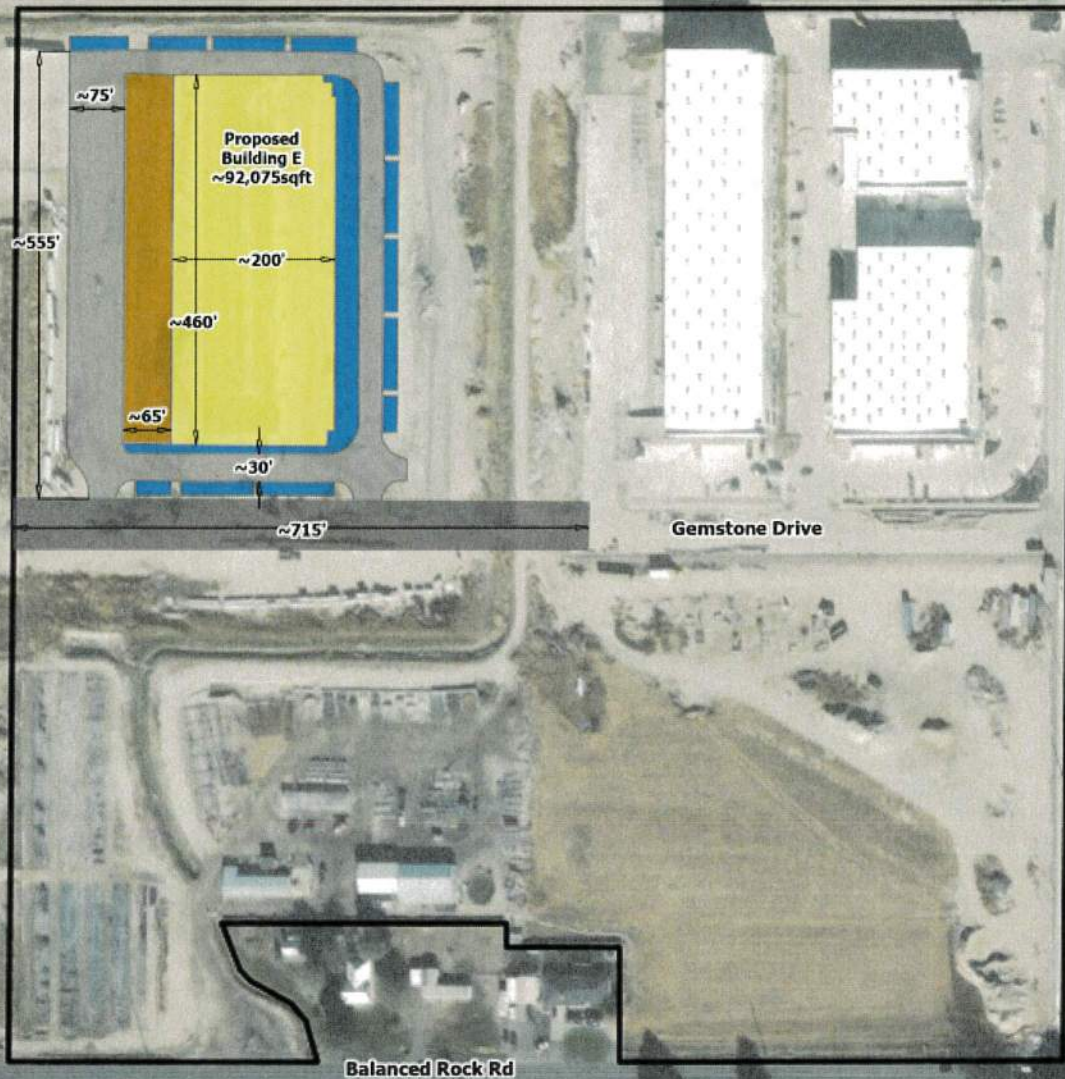
Twin Falls, Idaho

This plat is provided for the sole purpose of informational use only and does not constitute approval for construction or any other development activities. Any reliance on this plat for construction or any other purpose is at the sole risk of the user.



0 120 240 Feet

RPT00107249003



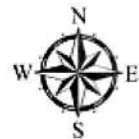
Legend:

- Proposed Development Parcel Boundary
- Proposed Building
- Parking
- Truck Court
- Driveway
- Gemstone Drive



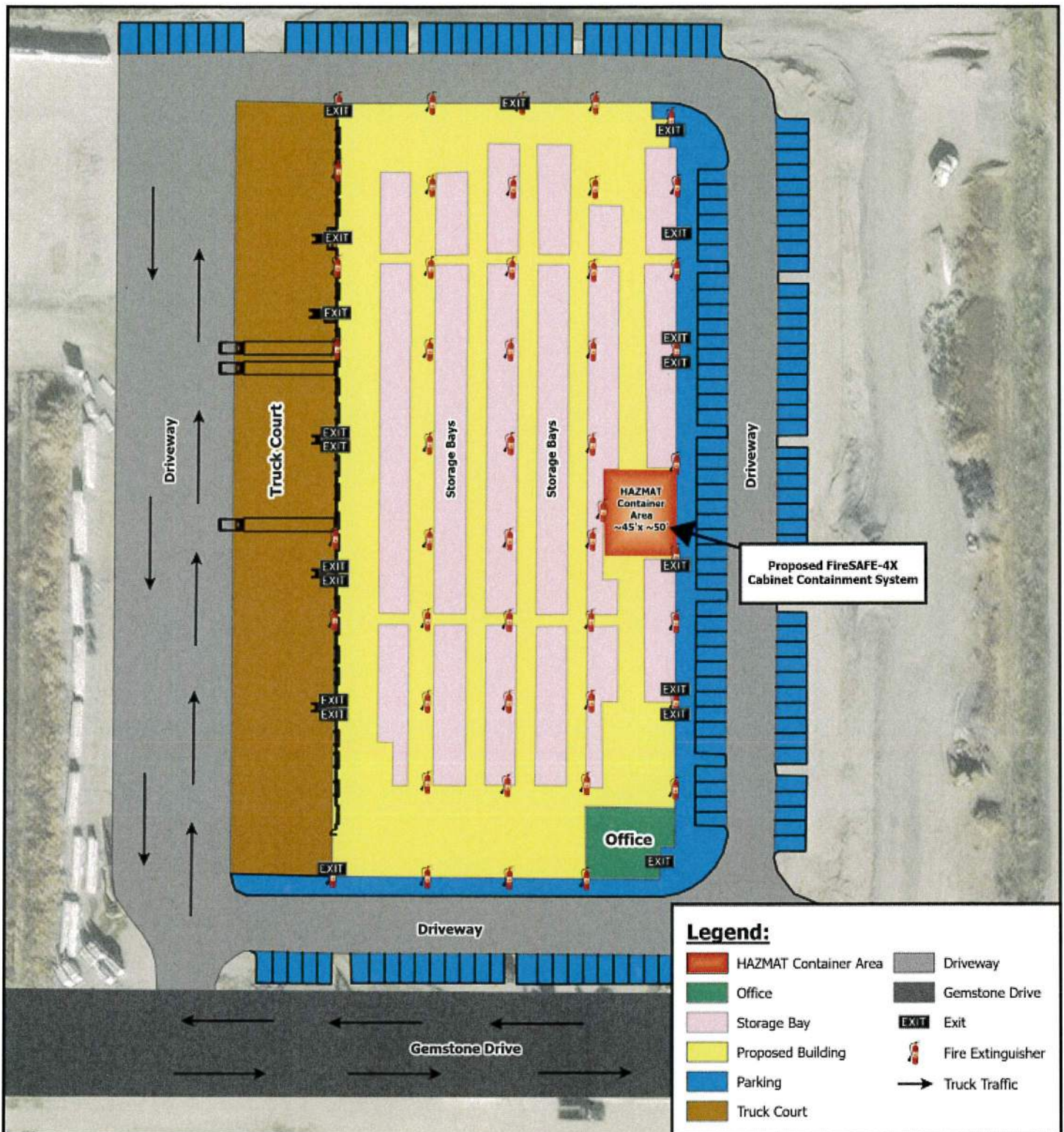
Site Overview

Twin Falls, Idaho



0 125 250 Feet

This plat is provided for the sole purpose of informational use only and does not constitute approval for construction or any other development activities. Any reliance on this plat for construction or any other purpose is at the sole risk of the user.



Plan View

Twin Falls, Idaho

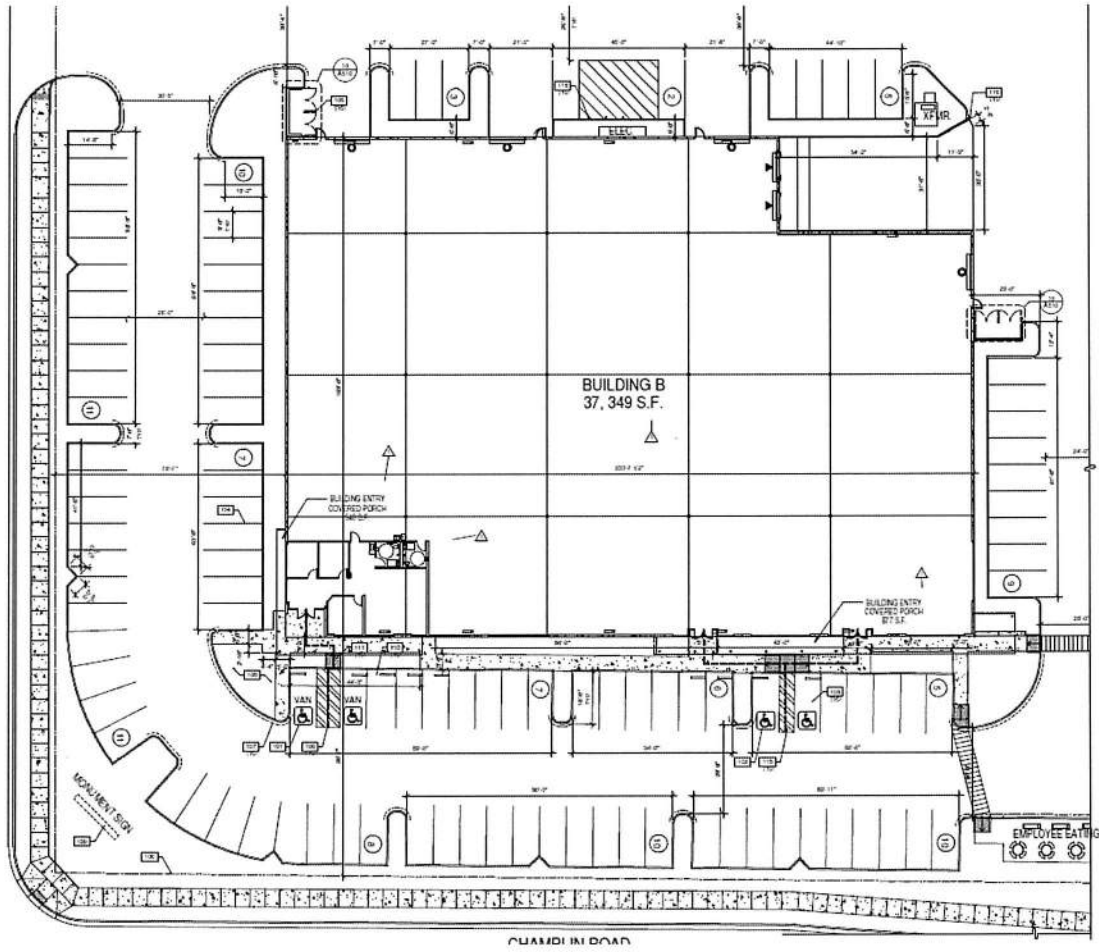


0 50 100 Feet

CRC

This plat is provided for the sole purpose of informational use only and does not constitute approval for construction or any other development activities. Any reliance on this plat for construction or any other purpose is at the sole risk of the user.

EXHIBIT "E"
FLOOR PLAN



Building A
22,444 sf
89 PARKING SP.
3.9 SP / 1000 SF

Building B
37,349 sf
111 PARKING SP
2.96 SP / 1000 SF

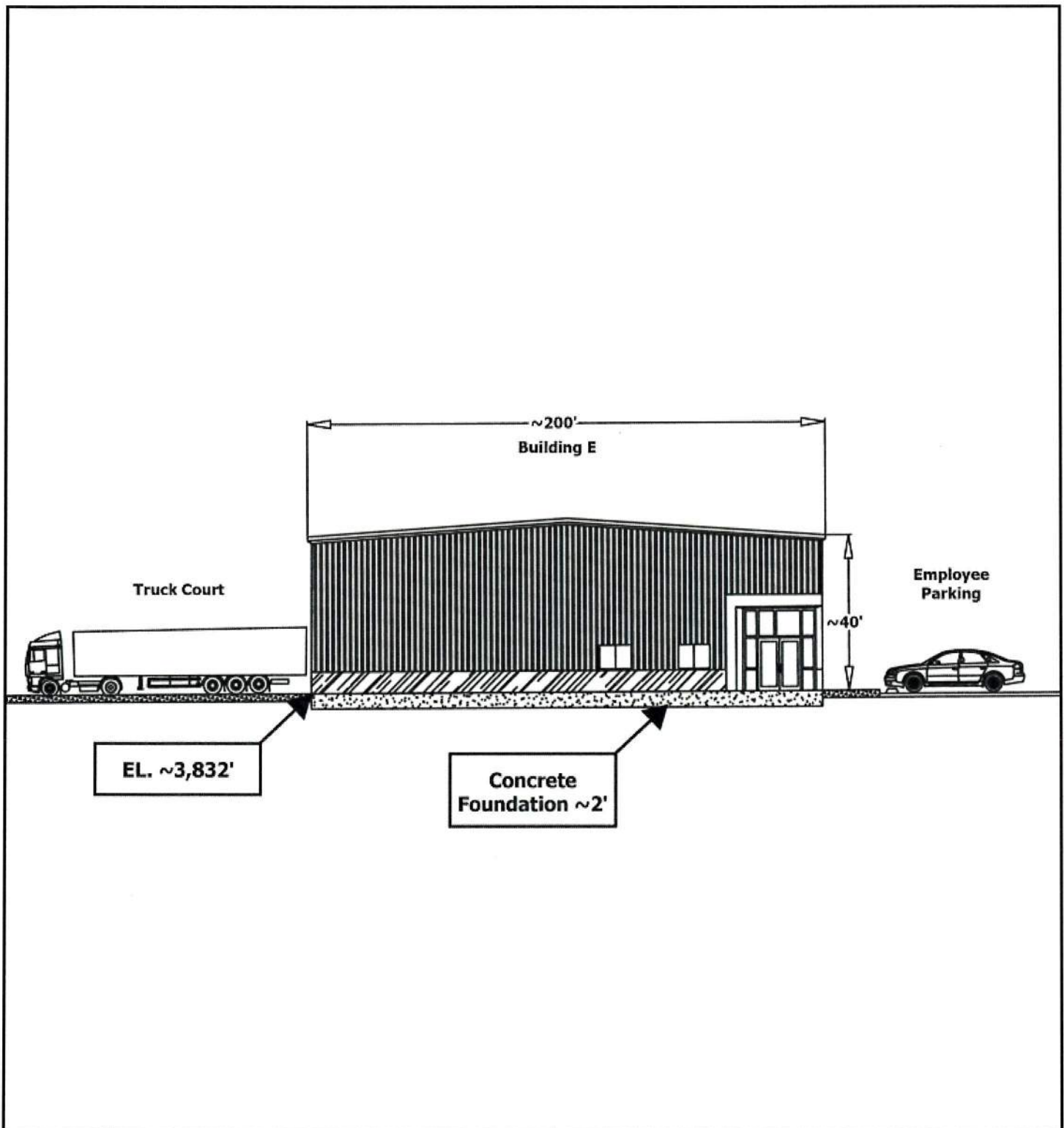
Building C
58,877 sf
110 PARKING SP
1.89 SP / 1000 SF

EXISTING 300 SP

EXISTING 100 SP

CHAPLIN ROAD

101



	Cross Section	Scale = Not to Scale
	Twin Falls, Idaho	
	This plat is provided for the sole purpose of informational use only and does not constitute approval for construction or any other development activities. Any reliance on this plat for construction or any other purpose is at the sole risk of the user.	



A. Reason for the Request

The purpose of this request is to obtain a Special Use Permit (SUP) for the establishment and operation of a warehouse and distribution facility dedicated to accommodating agricultural products, located at 3645 Gemstone Drive Bld. E, Kimberly, ID 83341 (Parcel ID: RPT00107249003). The facility is situated within the M-2 (Heavy Manufacturing) zoning district. The agricultural warehousing and distribution is zoned by designation within the M-2 district. However, a Special Use Permit is required due to the facility's storage and handling of H-3 classified crop protection chemicals. There will be no manufacturing or processing of these chemicals, only storage within the facility. This facility is designed to strengthen the local agricultural industry by providing centralized storage and distribution services for essential agricultural inputs, significantly supporting local farmers and agribusiness operations.

CRC upholds the highest standards in all operational areas, including safety, environmental protection, employee training, and regulatory compliance. Examples of our efforts to mitigate or minimize risks include advanced containment systems, rigorous employee training, comprehensive emergency response plans, regular safety audits, and continuous coordination with regulatory agencies.

B. Project Explanation

Hours of Operation: The facility's operating hours are scheduled from Monday to Friday, 7:00 AM to 7:00 PM, and Saturday, 8:00 AM to 3:00 PM. These hours are strategically set to align with agricultural business requirements, minimizing disruption to neighboring properties and ensuring a peaceful environment on Sundays and public holidays, during which the facility will remain closed.

Traffic Anticipation: Moderate traffic is anticipated, with an estimated weekly frequency of 25-50 truck deliveries and pickups, primarily involving semi-trailers transporting bulk agricultural products. Additionally, approximately 10-15 employee vehicles per day are expected. The facility design includes substantial parking and dedicated loading areas to efficiently manage and mitigate congestion. Traffic management strategies, such as clearly marked entry and exit points and appropriate signage, will ensure safety and smooth traffic flow.

Employee Numbers: The facility will employ approximately 15 full-time staff, including warehouse operatives, administrative personnel, and management. During peak agricultural periods such as planting and harvest seasons, temporary staffing increases may occur to effectively manage the heightened operational demand.

C. Chemical Containment and Fire Safety

The facility will securely store H-3 classified agricultural chemicals, essential for crop protection. These chemicals present minimal fire hazards but require stringent containment and safety measures, all of which have been reviewed and approved by the Twin Falls Fire Marshal. As part of the permitting and site development review process, the Fire Marshal made several recommendations to ensure compliance with NFPA standards and the safe storage of hazardous materials.



CRC has implemented each of these recommendations in full, including:

- Integrating the containment unit's alarm and suppression system with the facility's main fire alarm system.
- Installing explosion-proof mechanical ventilation capable of six or more air changes per hour.
- Ensuring all chemical storage complies with OSHA labeling requirements and that exits remain clearly marked and unobstructed.
- Adopting a routine testing schedule for the dry chemical fire suppression system in accordance with NFPA 17/17A.
- Providing up-to-date SDS documentation on-site and ensuring ready access for fire personnel.

Containment Protocols:

FireSAFE-4X Containment Structure: The facility utilizes a FireSAFE-4X containment structure, a Four-Hour Fire Rated storage unit measuring 12' x 40', equipped with a 1,421.2-gallon containment sump and storage capacity for 32 chemical totes. This advanced storage solution is specifically designed to provide robust containment and reduce the risk of chemical exposure or fire.

Secondary Containment: Beyond the primary containment, the facility employs additional secondary containment measures, such as spill containment pallets and drip trays, to effectively manage and contain any potential leaks or spills, ensuring environmental safety and compliance with regulatory standards.

Regular Inspections and Maintenance: CRC conducts scheduled and rigorous inspections to maintain the integrity and functionality of all containment systems. These inspections include checks for signs of wear, corrosion, leaks, and the proper operation of containment and safety equipment.

Restricted Access: To mitigate risks associated with chemical handling, access to chemical storage areas is strictly limited to authorized, trained personnel. This measure significantly reduces the likelihood of accidents and improper handling of hazardous materials.

Comprehensive Spill Response Plan: A detailed and comprehensive spill response plan is in place, providing clear guidelines and protocols for employees in the event of a chemical spill. Employees undergo regular training exercises to reinforce proper spill management techniques and ensure quick and efficient responses.

Fire Safety Measures:

Integrated Fire Suppression Systems: State-of-the-art fire suppression systems are strategically installed throughout the facility, meeting NFPA 17/17A standards. These systems are specifically designed to quickly detect and suppress potential fires, minimizing risk to employees and assets.

Strategic Placement of Fire Extinguishers: Fire extinguishers are placed strategically throughout the facility, particularly near chemical storage areas, ensuring easy accessibility during emergencies.



CRC Warehousing Idaho, LLC
3645 GEMSTONE DR Bld. E
Kimberly, ID 83341

Regular Fire Safety Training: Employees receive ongoing and thorough training in fire safety protocols, emergency response actions, and effective use of fire-fighting equipment. Training sessions include practical drills and scenario-based exercises to reinforce preparedness.

Coordination with Local Fire Departments: CRC maintains proactive communication and coordination with local fire departments. Promoting regular drills, joint exercises, and inspections in collaboration with local emergency services to ensure that fire safety measures are robust, up-to-date, and effective.

D. Evaluation of Effects on Adjoining Property

Noise: Anticipated noise levels will be minimal, consistent with existing industrial activities in the M-2 zoning district. Facility design, including internal loading operations, will mitigate external noise impacts.

Glare: No significant glare impacts are expected. Facility design ensures minimal reflection from building surfaces and vehicle headlights, maintaining visual comfort for neighboring properties.

Odor: Storage of seeds and grains produces minimal odors. Crop protection chemicals will be stored in airtight containers, effectively eliminating potential odors and ensuring no adverse impacts on surrounding air quality.

Fumes and Vibration: No significant fumes will be emitted, given that no manufacturing processes occur onsite. Strict guidelines govern chemical handling to prevent fume emissions. Machinery operations will be contained within the facility and regularly maintained, resulting in negligible vibration.

General Compatibility: This proposed facility aligns seamlessly with adjacent industrial and agricultural operations within the M-2 district. It enhances local agricultural infrastructure by offering vital storage and distribution services. The facility will significantly reduce transportation logistics for farmers, increasing operational efficiency and productivity, particularly during critical agricultural cycles.

Economic Impact: This project will stimulate local economic growth by directly creating employment opportunities and indirectly benefiting associated service sectors such as transportation and equipment maintenance. The facility's presence promotes further investment, fortifying the economic resilience and sustainability of Twin Falls' agricultural community.

In summary, this warehouse and distribution facility is crucial for sustaining and expanding Twin Falls' vibrant agricultural economy. It is designed with comprehensive safety, environmental responsibility, and community compatibility at its core, ensuring minimal disruption and maximum benefit to the surrounding community.



FireSAFE 4X

MODEL NO: FireSAFE-4X 40 X 12

EXTERIOR: 39'4" x 11'4" x 11'4"

INTERIOR: 38'0" x 10'0" x 9'6"

STRUCTURAL LOADINGS & STORAGE CAPACITY

SNOW LOAD: 40 PSF	WIND LOAD: 130 MPH Exp. C
FLOOR LOAD: 500 PSF	TOTAL WEIGHT: 48236 Lbs
SEISMIC ZONE: Category: C	STORAGE: 32 Totes
SUMP SIZE: 1,421.2 Gallon	TOTAL SIZE: 380 sq. ft.

STRUCTURAL SPECIFICATIONS

CONSTRUCTION AND OPERATIONAL TOLERANCES

> STRUCTURAL WALL SYSTEM SPECIFICATIONS

The following criteria and certifications meet or exceed UL 263 and ASTM E119 on all exterior wall system designs, structural framing, and construction. Weatherproof and noncombustible fire-rated construction compliant. Multi-layered UL Classified fire resistant gypsum constructed between two outside layers of Galvanneal sheet steel on both the interior and exterior walls provide multifaceted protection. Durability extends, and fire rating improves with Mineral Fiber insulation in the ceiling and walls with R-value of R-15. Each set for Gypsum layers seams are offset to ensure seams are overlapped by a solid Gypsum layer to increase fire resistance and comply with NFPA 30 standards. The welded steel structural wall system framing supported by a 6"x3" by 3/16" steel frame tube. This header and footer lines both the top and bottom of all wall framing; these frames run the full length of each wall. Each wall frame upright is spaced 24 inches from the center, all uprights within the structural wall system are engineered and constructed with a 3"x2" steel frame tube. Corner systems and door jam frames are constructed from 3"x3" by 3/16" structural tube. A continuously welded seams adjoined both interior and exterior steel sheeting to the wall framing throughout the wall system.

> STRUCTURAL ROOFING SYSTEM SPECIFICATIONS

Structural roofing system shall be designed, engineered and constructed to meet or exceed the following standards and certifications. Roof system structural members fabricated 24 inches on center, and constructed of noncombustible welded steel from 3.5" by 3.5" by 1/8" structural steel tubing. Weathertight Roof System design with exterior steel sheeting is continuously welded to roof supports at each adjoining seam. Formed channels or studs are not accessible. Continuous 12-gauge steel roofing heavy gauge sheeting lines both interior and exterior roofing system. Design to meet or exceed UL 263 ASTM-E 119. The roof pitch design to facilitated the transfer of moisture and debris with each door equipped with extra moisture diverting shield.

> STRUCTURAL FOUNDATION SYSTEM SPECIFICATION

Structural foundation system engineered and constructed to meet or exceed the following standards or certifications. Foundation shall be designed for maximum durability and corrosion resistance and fabricated with heavy gauge open channel steel includes full surface chemical-resistant coal tar coating. The lockers foundational framing system is capable of withstanding 1000 pounds of force per square foot minimum. For optional maneuverability, hold-down brackets and forklift pockets integrated into the frame's foundation simplify off-loading and relocation of the unit. The locker's foundational support is designed and constructed to ensure the transport, forklifts, loading, unloading, and relocation of the unit never impacts the structural integrity or storage capacity of the locker. This construction ensures all door openings remain square after lifting the building multiple times with a crane or fork trucks. Floor C4" by 5.4", C6" by 8.2" channel, and 4" by 2" by 1/8" rectangular tube floor with structural foundation system of 6" by 4" by 3/16" rectangular tubing. Heavy gauge 1/2" thick plate steel angled Hold-down Brackets are welded directly into the foundation.



FireSAFE-4X Cabinet Containment System

Twin Falls, Idaho



This plat is provided for the sole purpose of informational use only and does not constitute approval for construction or any other development activities. Any reliance on this plat for construction or any other purpose is at the sole risk of the user.



ADDITIONAL COMPONENT SPECIFICATIONS

ADDITIONAL ACCESSORY COMPONENT DESIGN AND TOLERANCES

Electrical Distribution Panel

Load Center, 240V 1 Phase 100 Amp, 8 Space- Standard

UL Listed, Single Phase, 3 Wire, 120/240V 100 Amp, 8 Space Load Center (NEMA 3R). Rainproof and Sleet- (Ice) Resistant- Outdoor enclosures are intended for use outdoors to protect the enclosed equipment against rain and meet the requirements of Underwriters' Laboratories, Inc., Publication No. UL 508, Applying to "Rainproof Enclosures." Other electrical configurations available, additional costs may apply. Electrical system grounding electrodes are not provided. Grounding electrodes shall be installed onsite by others. Installation and connection of grounding electrodes shall be in compliance with 2020 NFPA 70 Article 250 (Or Equivalent Adopted Code for Region). Authority having jurisdiction, AHJ, shall make the final onsite determinations of electrical grounding system requirements.

Lighting - Interior

Lighting-Interior LED Linear C1D2 G-ABCD 2ft

Linear LED hazardous location light fixture. This unit is designed for use in industrial and hazardous locations and is equipped with state-of-the-art LED technology. Unit is compact and considered low profile. The Fixture is 2 feet long but boast 3620 lumens. Unit is multi-voltage and can be used at 120-277Vac. Fixtures are designed to be used in Class 1 Division 2 Groups A,B,C,D and Class 2 Division 2 Groups F & G atmospheres. Unit is also designed to meet a multitude of UL Listings including UL 844 and UL8750. This fixtures housing is made of aluminum with baked on grey epoxy finish. Can be used in wet locations and is rated NEMA 4X.

Roll Up Door

Roll Up Door 17'W x 9'H 3 Hour Fire Rated

UL Listed, Heavy duty three hour fire rated non-insulated galvanized steel rolling service door. Chain operated. Includes bottom bar brush smoke seal, guide brush seal, exterior sloped hood, and padlockable slide bolt. Fuselink closing. 22 Gauge galvanized steel slats with a gray primed finish. Permanent D.O.T. metal flip placard with rust-proof aluminum holder and stainless steel clips on each building. One(1) pressure sensitive NFPA 704 Hazard Rating sign on each building. A manufacturer licensed technician must perform a drop test annually.

Fire Suppression

Dry Chemical Fire Suppression 70 Lb Tank - 4 Nozzles

UL, ULC Listed Pre-Engineered Dry Chemical Fire Suppression System for class A,B and C fires. Equipped with means for Remote Annunciation. System Includes Fusible Link Detection for Automatic Actuation, Manual Pull Station, Multiple Nozzles for Total Flooding Application. Agent Storage Located on Building Exterior in Weatherproof Enclosure. Audible Alarm included with system. System is delivered unarmed and must be armed and certified by a licensed rep.

	FireSAFE-4X Cabinet Containment System	
	Twin Falls, Idaho	
	This plat is provided for the sole purpose of informational use only and does not constitute approval for construction or any other development activities. Any reliance on this plat for construction or any other purpose is at the sole risk of the user.	



ADDITIONAL COMPONENT SPECIFICATIONS

ADDITIONAL ACCESSORY COMPONENT DESIGN AND TOLERANCES

> Shelving

Gravity Roller Racking - 4 Wide x 2 Deep

Industrial grade gravity roller racking system. The system is designed and constructed of high-quality steel and is finished with industrial grade paint. System utilizes gravity rollers to facilitate in the mobile and ease of loading and unloading of pallets or totes. System is design for a maximum weight capacity 2,500 Lbs per pallet position. Maximum pallet/tote storage dimensions are 48"W x 48"D x 46"H (Standard 275 gal. tote dimensions).

> Sump Accessories

Containment Sump Liner

Sump liner for extra chemical resistance.

> Insulation

Floor Insulation - Spray Foam

Closed cell spray insulation, 2 inches thick, R14

> Ventilation

Mechanical Ventilation System - 1-Phase, EP-C1D1, 120V

Explosion proof electromechanical exhaust ventilation system consisting of one (1) UL Listed, Class I, Division 1, Group C and D Totally Enclosed Motor (115VAC, 4.8A, 60Hz, 1-Phase) with Non-Static Twelve-Inch (12) Diameter Cast Aluminum Fan Blade. External Housing Constructed of 18 GA Steel, Epoxy-Coated outside. Exhaust Intake Vents Located within Twelve Inches (12) of the Floor. System Activated by an Exterior UL Listed Fan Switch. Exterior Exhaust Fan Port Opening Equipped with Shutter Assembly and Screen. Mechanical vent is sized to allow for a minimum of 6 air changes per hour.

> Air Inlet

Passive Air Vent with Fire Damper 14x14

Air inlet to provide natural ventilation and is equipped with a fusible link fire damper (3 hour) to close in the event of a fire. Vent is equipped with an exterior louver and an interior screen to prevent bird or animal entry.

	FireSAFE-4X Cabinet Containment System	
	Twin Falls, Idaho	
	This plat is provided for the sole purpose of informational use only and does not constitute approval for construction or any other development activities. Any reliance on this plat for construction or any other purpose is at the sole risk of the user.	

SPECIAL USE PERMIT STANDARDS

Standards Applicable to Special Uses:

- **Will, in fact, constitute a special use as established by zoning requirements for the zone involved.**
- **Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.**
- **Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.**
- **Will not be hazardous or disturbing to existing or future neighboring uses.**
- **Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.**
- **Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.**
- **Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.**
- **Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.**
- **Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.**



Date: Tuesday, August 26, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a car wash facility on property located at 736 4th Ave W. c/o Mary O'Riley on behalf of Saul Esquivel (PZ25-0088).

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant, Saul Esquivel, represented by Mary O'Reilly, has submitted a Special Use Permit application to add a car wash bay to a shop located on property at 736 4th Avenue West.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

Standards Applicable to Special Uses:

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- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
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- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-7.2 (B) states a special use permit is required for “a car wash facility”. If the Special Use Permit is approved, a car wash facility will be allowed to operate on the property.

History:

The property is zoned CB, Commercial Central Business District. The property was originally owned by Cooper Construction and used as their construction office. Mr. Esquivel has recently purchased the building and plans to use it for his car detailing business. This will create a change of land use to the property.

Analysis:

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Downtown/High Density Residential”, which allows for a diverse mix of land use, encouraging infill and redevelopment. This area of town is home to a mix of residential properties, and various commercial businesses.

Staff has had conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess wastewater. Industry Best Management Practices (BMP) are encouraged by the City Engineering Department. However, following BMP’s are not a guarantee that wastewater will be managed to city, state, or federal standards. To this effect, city staff needs a way to monitor flows from the facility in the future should they exceed the federal industrial usage standard of more than 25,000/gallons a day. As a result, the Engineering Department has requested a condition for a sewer manhole be placed on the property within an access easement for future monitoring (Condition #2).

As this change of use will require an over 25% improvement to the existing building, site improvements will be required with this approval (Condition #3). A solid screening fence of at least six (6) feet will be required to be installed between the business and the residential properties to the west. Any ventilation from the building should not be directed towards the residential properties. These items will be addressed with the building permit review process.

Mark Thompson, the City’s Streets Superintendent, was consulted regarding needed street/alley improvements. Mark stated that the alley running parallel to the property does not need to be paved at this time. The parking and maneuvering areas on site will need to be hard surfaced, as required by code.

City Engineer Vitek was consulted regarding any needed curb and gutter improvements. At this time, it has been determined that curb and gutter do not need to be installed along Delong Avenue.

Mr. Esquivel stated in his narrative that he will be the only person working and there will be no employees. There will not be any customers coming to the facility, as the applicant picks up the vehicles from his customers, brings them to the facility to wash/detail, and returns them to the customer. The applicant has stated that noise, glare, and fumes will not be an issue to surrounding neighbors.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use. With the conditions of the Special Use Permit, staff has determined the proposed use is compatible with the comprehensive plan.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

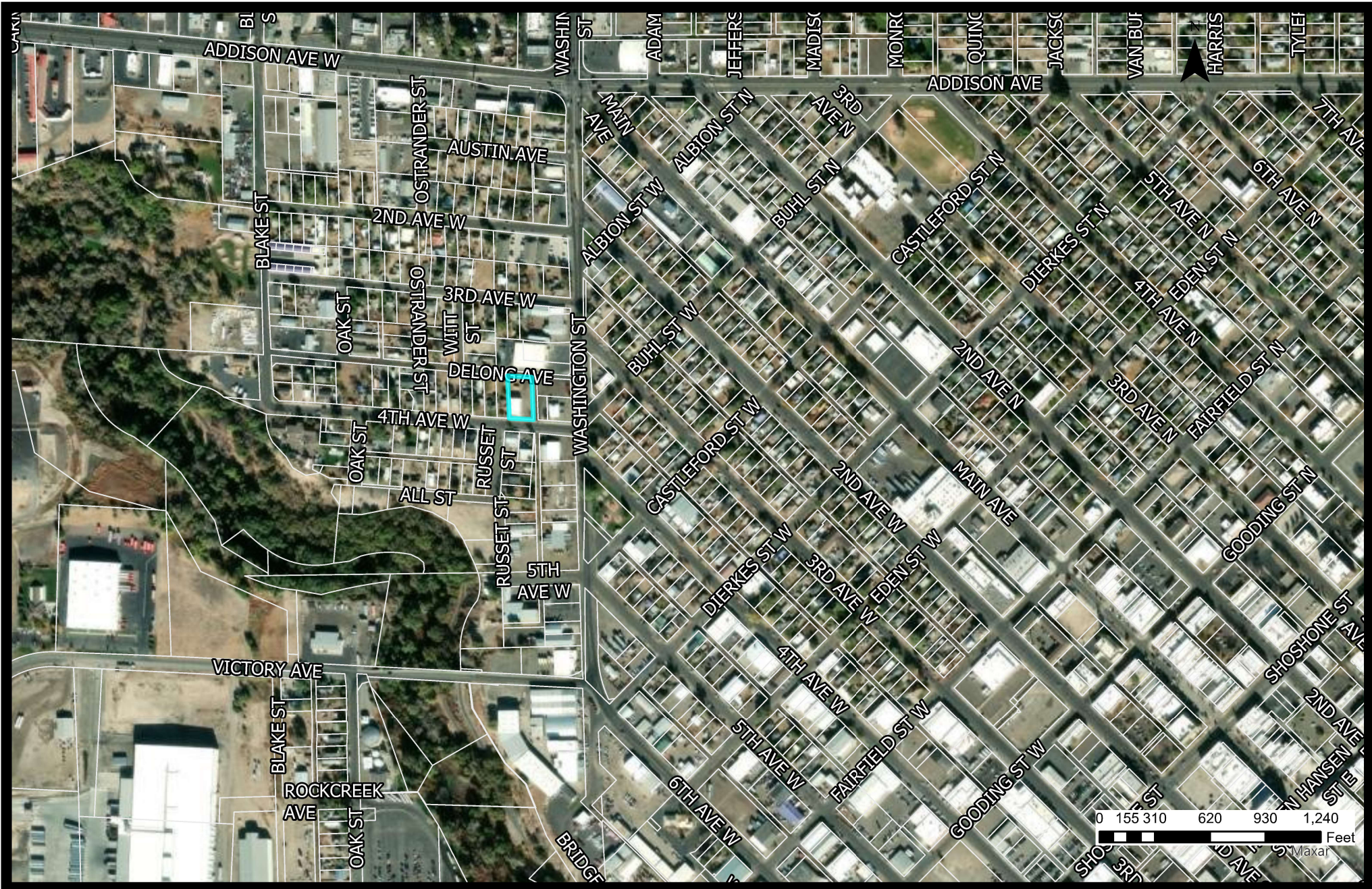
Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a discharge monitoring plan, including infrastructure elements and associated access easements, to be approved by City Engineer, prior to Building Permit approval.

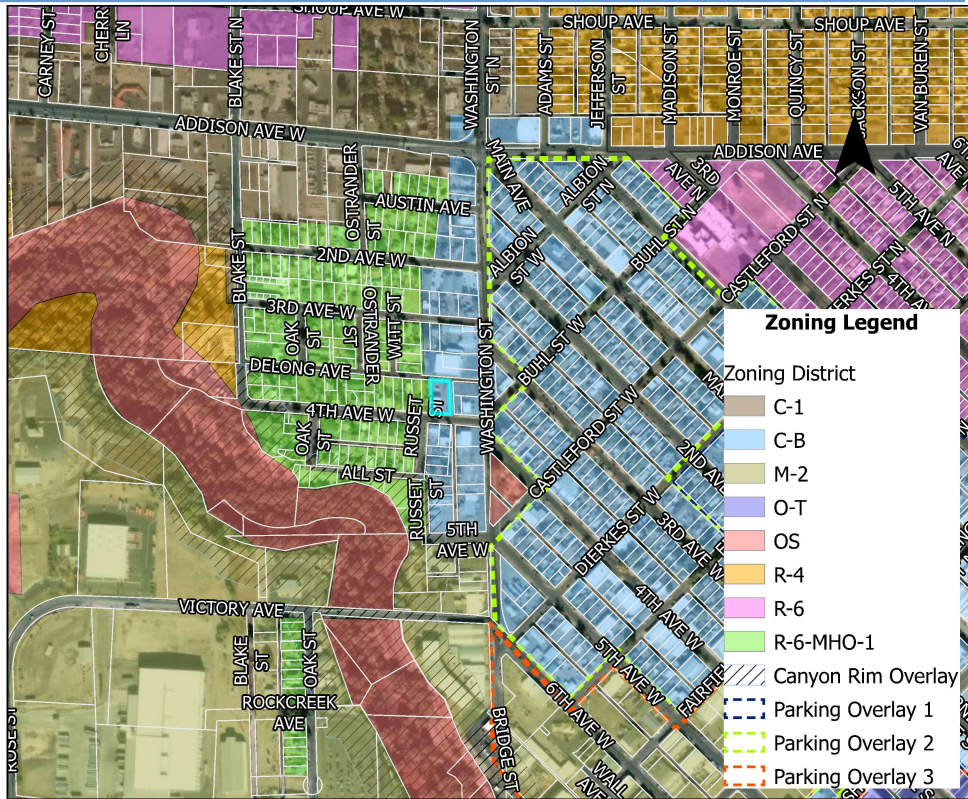
Attachments:

1. PZ25-0088 Vicinity Map
2. PZ25-0088 Presentation Map
3. PZ25-0088 Aerial Map
4. PZ25-0088 Proposed Building Addition Elevations
5. PZ25-0088 Exterior Building Picture
6. PZ25-0088 Applicant Narrative
7. SPECIAL USE PERMIT STANDARDS SLIDE

VICINITY MAP



ZONING MAP



Zoning

Current Zoning: C-B, Commercial Business

Current Land Use: Construction Office

Proposed Zoning: C-B

Proposed Land Use: Vehicle Repair/Car Wash

Surrounding Area

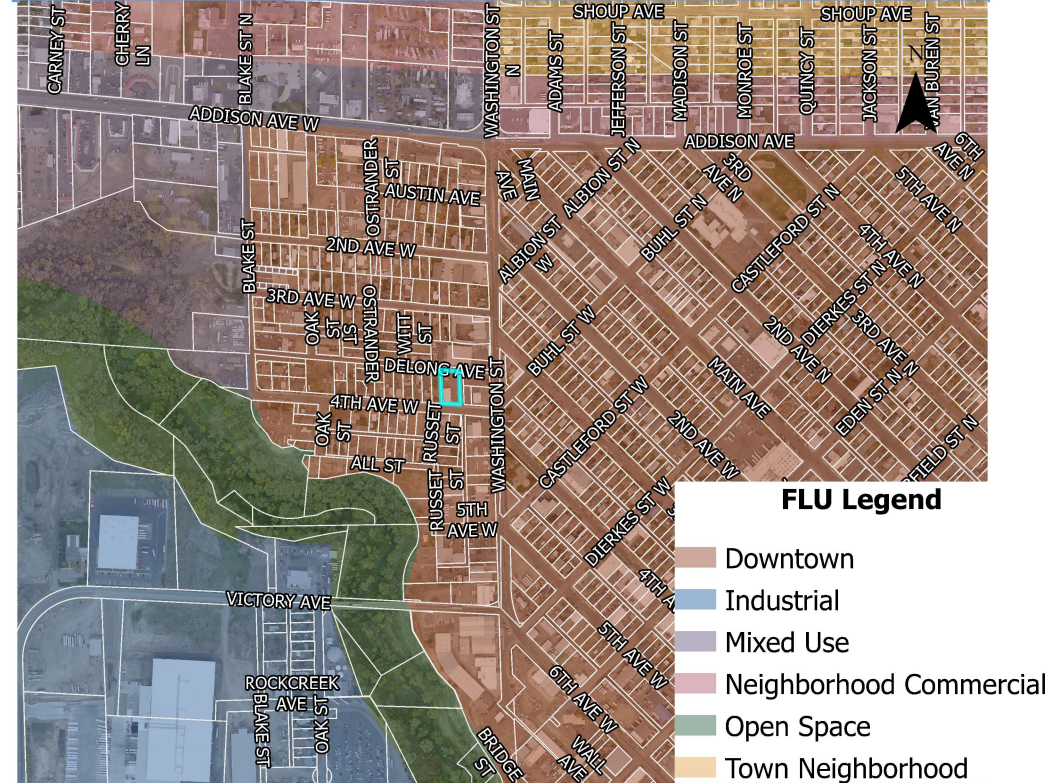
North: Construction Supply/Delong Ave.

South: Construction Supply/4th Ave W

East: Residential

West: Hair Salon

FUTURE LAND USE MAP



Regulations

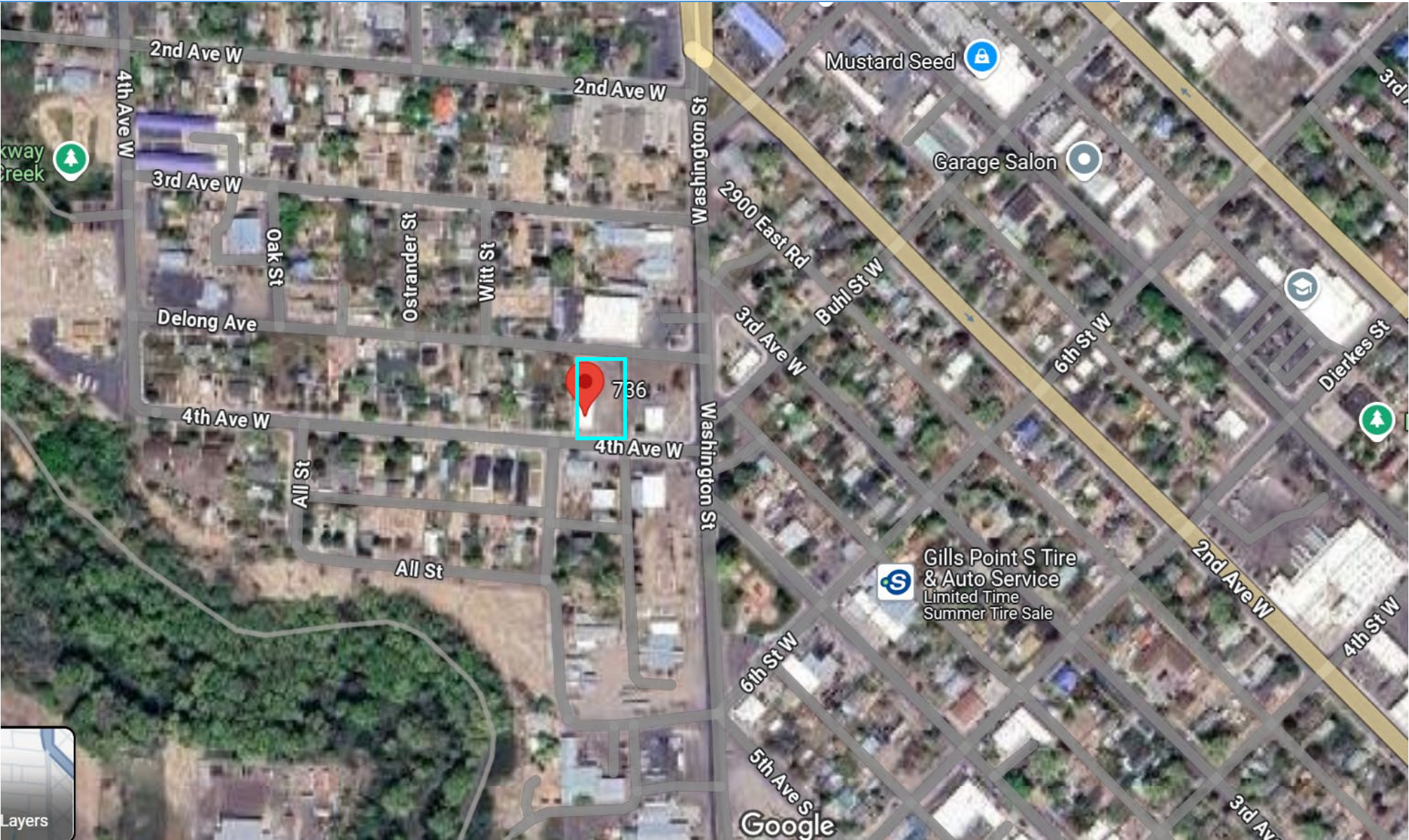
10-13-4, 10-4-7, 10-10, 10-7-20

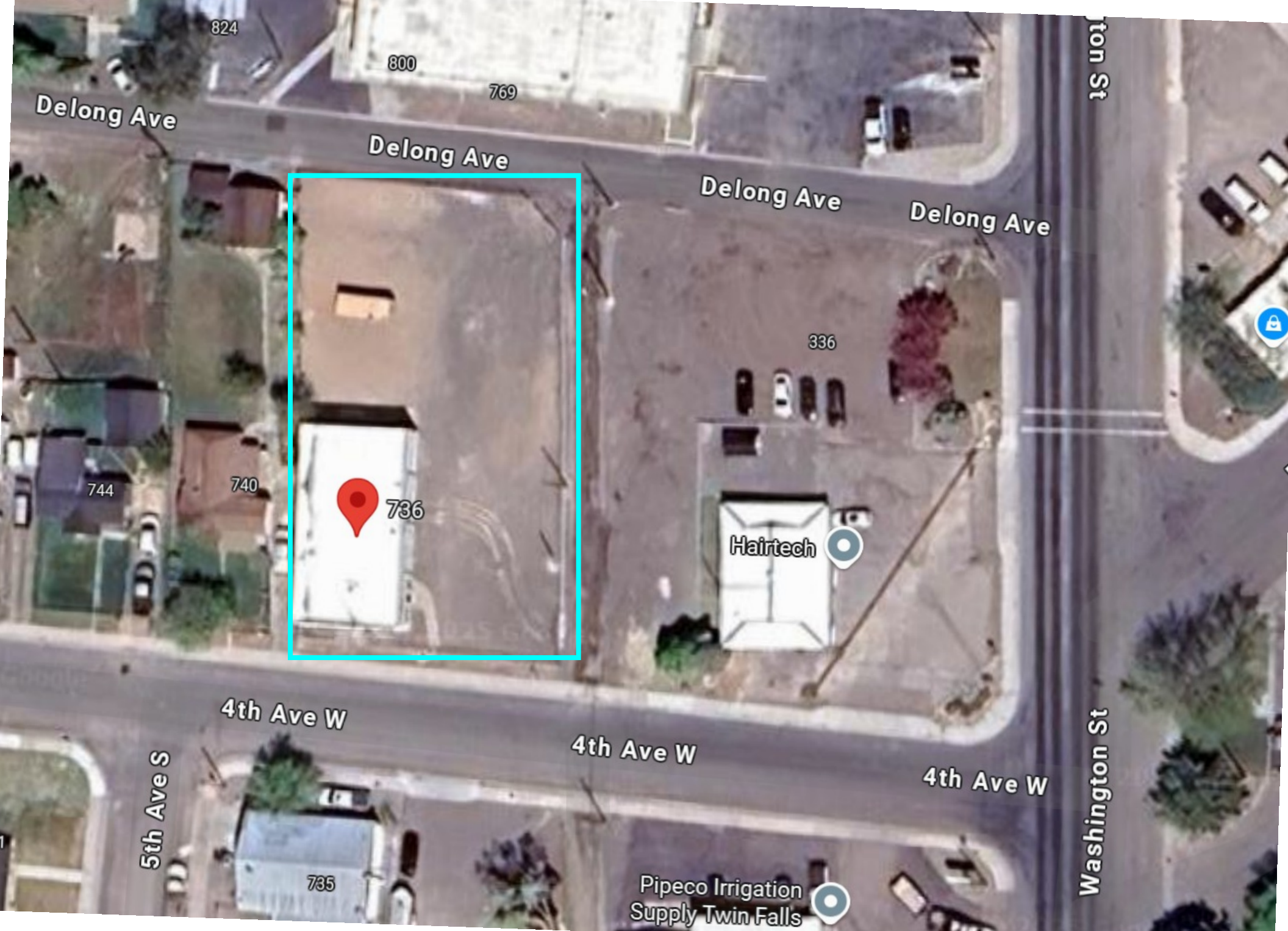
FLU Category

- Downtown/High Density Residential
- Central business district serving the local and regional area
- Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential
- Encourages redevelopment and infill
- Scaled to create a functional, walkable, pedestrian friendly environment
- Civic and community facilities that are open to the public
- Regional and local educational and community serving facilities

Retail and Services, Offices, Hotels, Entertainment, arts and culture, Plazas and Parks, Vertical, Mixed Use Housing, Government Buildings, Schools, Recreation Facilities

Aerial View





824

800

769

Delong Ave

Delong Ave

Delong Ave

Delong Ave

tion St

744

740

736

336

Hairtech

4th Ave W

4th Ave W

4th Ave W

Washington St

5th Ave S

735

Pipeco Irrigation
Supply Twin Falls

SAUL ESQUIVEL
BUILDING ADDITION
736 4TH AVE W, TWIN FALLS, ID 83301
2025

DRAWING INDEX

S0
C1
S1
S2

COVER SHEET
SITE PLAN
SITE MAP
ELEVATION

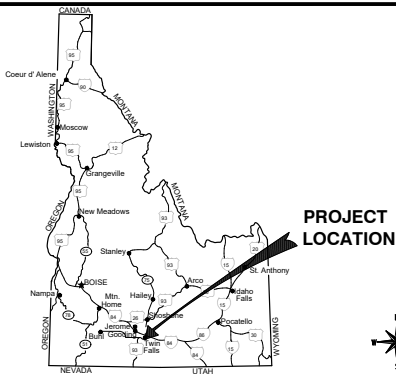
LEGEND/ABBREVIATIONS

SYMBOL	DESCRIPTION
Ø	DIAMETER
CL	CENTER LINE
UNO	UNLESS NOTED OTHERWISE
O.C.	ON CENTER
(TYP)	TYPICAL
GR	GRADE
SHT'G	SHEATHING
SF	SQUARE FOOT
FT	FOOT
FN	FACE NAILED
TN	TOE NAILED
CONC	CONCRETE
(E)	EXISTING
(N)	NEW

GENERAL NOTES

THE PURPOSE OF THIS DRAWING PACKAGE IS TO PROVIDE A GENERAL OVERVIEW OF THE INTENDED BUILDING ADDITION AT 736 4TH AVE WEST IN TWIN FALLS, ID. THIS DOCUMENT IS NOT INTENDED FOR A DETAILED DESIGN REVIEW.

AREA MAP



VICINITY MAP



PRELIMINARY:
NOT FOR
CONSTRUCTION

507 MAIN AVE. WEST
TWIN FALLS, ID 83301-1446
www.esquival-engineering.com
P: (208) 734-8018
F: (208) 734-8018
PRINT DATE: 7/25/2025
JOB NO.: 25-16
SCALE: AS NOTED

ME
ESQUIVEL ENGINEERING
DRN BY:
DSN BY:
APPD BY:

CLIENT: PROJECT:

SAUL ESQUIVEL
208 DENTS
BUILDING ADDITION

COVER SHEET

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET #:
S0



AERIAL SITE MAP
SCALE: NTS

REVISIONS	
DATE	DESCRIPTION
11/11/2025	1.0

SITE PLAN

SAUL ESQUIVEL
208 DENTS
BUILDING ADDITION

CLIENT: PROJECT:	
SAUL ESQUIVEL 208 DENTS BUILDING ADDITION	
DRN BY:	APPD BY:
DSN BY:	SCALE: AS NOTED
PRINT DATE: 7/25/2025	
JOB NO.: 25-16	

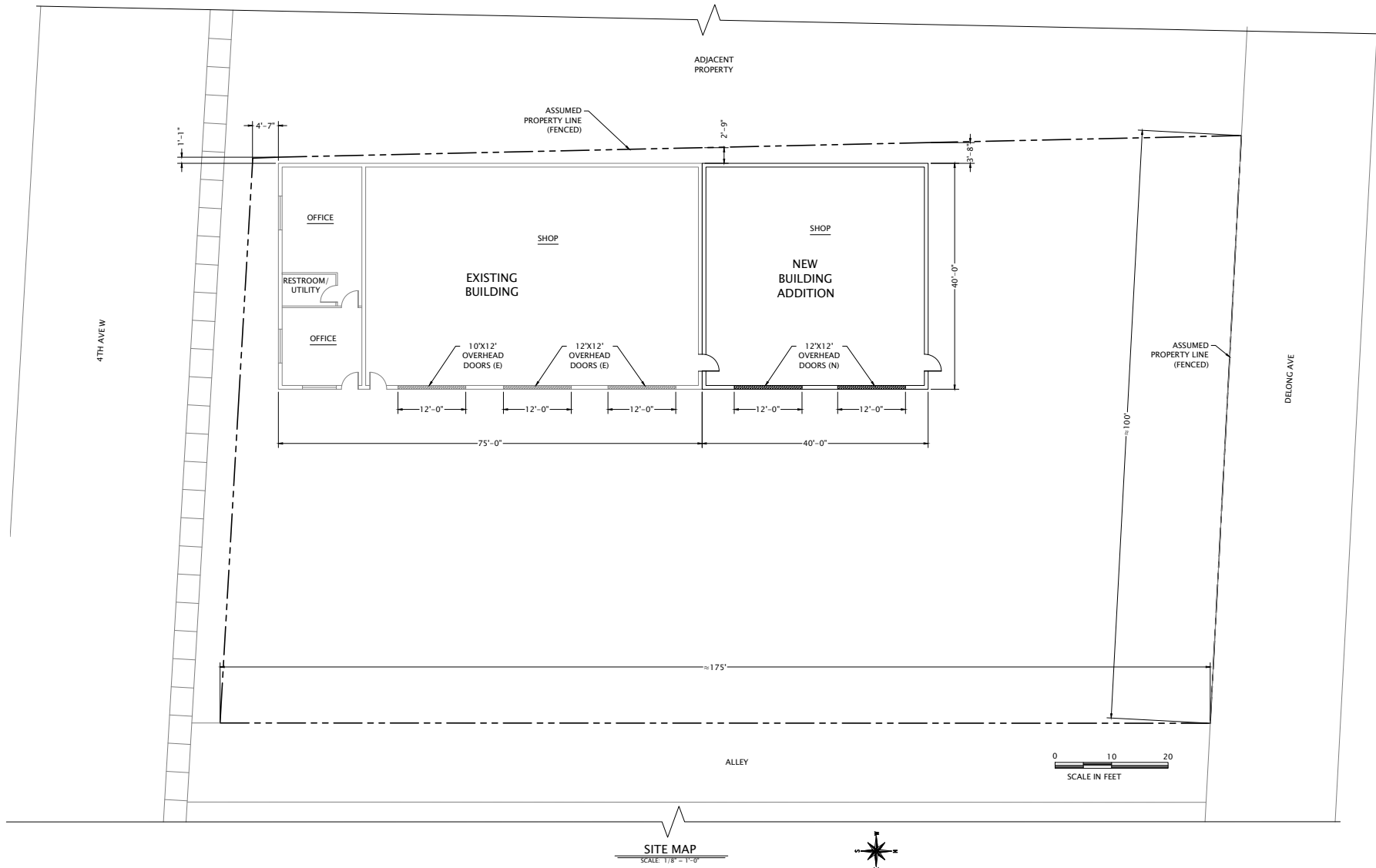
PRELIMINARY:
NOT FOR
CONSTRUCTION



507 MAIN AVE. WEST
TWIN FALLS, ID 83403-1446
www.mccclure-engineering.com
Phone: (208) 734-8018
Fax: (208) 734-8018

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NOTE:
ALL DIMENSIONS ARE APPROXIMATE.



PRELIMINARY:
NOT FOR
CONSTRUCTION

PRINT DATE: 7/25/2021
JOB NO.: 25-16
SCALE: AS NOTED



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ENT:	PROJECT:
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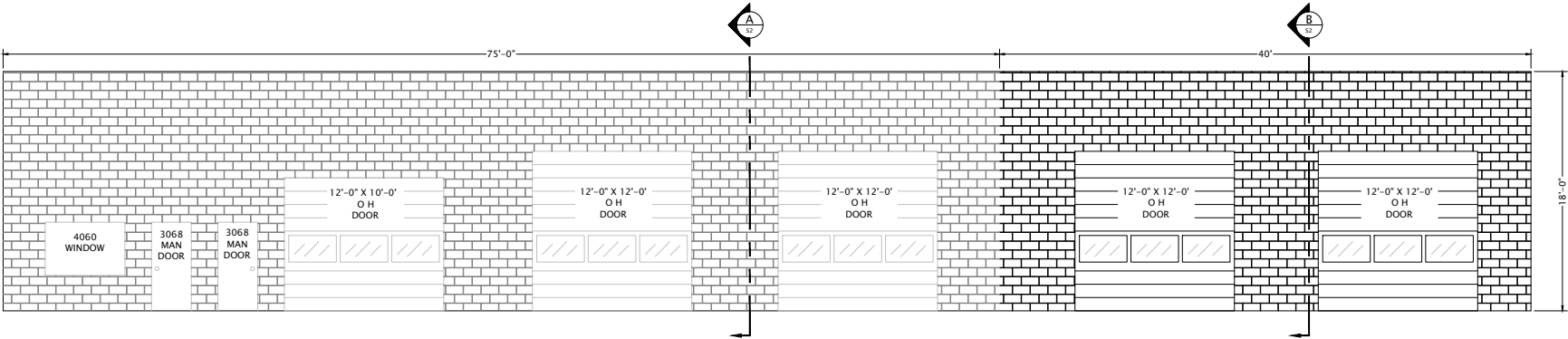
208 DENTS
BUILDING ADDITION

SITE MAP

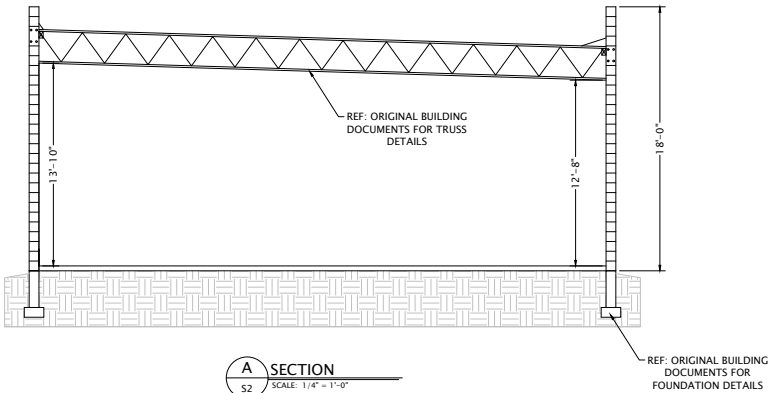
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SHEET #:
S1

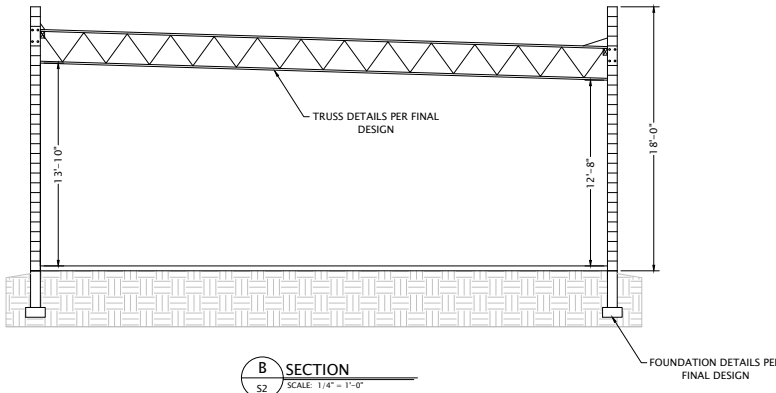
NOTE:
ALL DIMENSIONS ARE APPROXIMATE.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



A SECTION
SCALE: 1/4" = 1'-0"



B SECTION
SCALE: 1/4" = 1'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

507 MAIN AVE. WEST
TOWN FALLS, ID 83001-1446
www.mccore-engineering.com
Tel: (208) 724-8018
Fax: (208) 724-8018


McCormick Engineering

PRINT DATE: 7/25/2025
JOB NO.: 25-16
SCALE: AS NOTED

CLIENT: PROJECT:

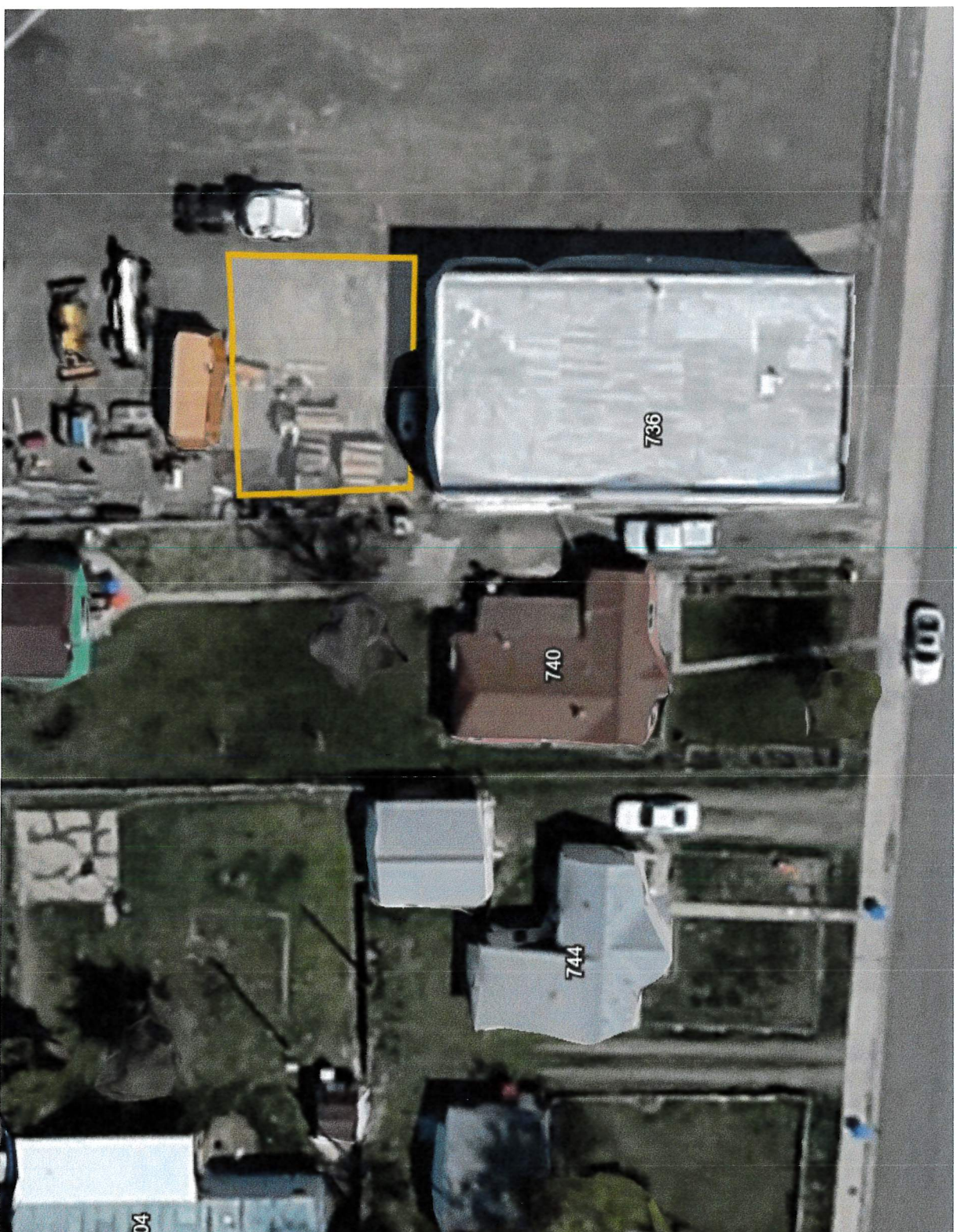
SAUL ESQUIVEL
208 DENTS
BUILDING ADDITION

ELEVATION

REVISIONS	DATE	DESCRIPTION
1	8/1	
2		
3		
4		
5		

SHEET #:
S2





SAUL ESQUIVEL 700 4TH AVE. WEST

The reason for request:

I am wanting to extend the building to 40x40 for a car wash bay for my car detailing business. I don't have any customers that will be coming in or out. I pick vehicles up and drop them back off. I detail retailers and business only. It will be very low traffic. Only time cars will be moving around is after being detailed and parked outside before returning. I have no employees. It will be just me (Saul) that works there. There will be no odors. Cars only run when moving in and out of the shop so sound will be vehicle engines for minimum amount of seconds, and a power washer to complete the detail of the vehicle. I usually work Monday-Saturday 8 am-7pm . I can adjust if needed. I will be using the new addition for hand washing and power washing vehicles only.

Thank you,

Saul Esquivel & Mary O'Riley

SPECIAL USE PERMIT STANDARDS

Standards Applicable to Special Uses:

- **Will, in fact, constitute a special use as established by zoning requirements for the zone involved.**
- **Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.**
- **Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.**
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- **Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.**
- **Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.**



Date: Tuesday, August 26, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072). - Tabled from August 12, 2025

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This item was originally scheduled for Tuesday, August 12, 2025. Since the applicant was not present at the meeting, the commission motioned to table the item until Tuesday, August 26, 2025.

The applicant, Eagle Financial, LLC, has submitted a Special Use Permit application to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Boulevard North.

Approval Process:

Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

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- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this Title.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-8 states a special use permit is required for Automobile and truck sales and/or rentals in the C-1 zone.

Should the Special Use Permit be granted, vehicle sales will be permitted on this site.

History:

The property is zoned C-1, Commercial Highway District. The property is part of a mixed-use strip mall, with a variety of offices/businesses sharing the lot.

In 2019, a Special Use Permit was approved for automobile sales for the building that is now occupied by Papa John's, located on the same lot. Although the business is not there currently, there were no reported negative impacts to the area while they were in business.

Analysis:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use". The Mixed Use designation allows for high-intensity mixed-use development in a compact, pedestrian-oriented environment, serving local and regional commercial. The Blue Lakes Boulevard North corridor is designated as Mixed Use, maximized with retail and service uses, with minimal residential use.

Staff have determined that an automobile sales lot is compatible with the Comprehensive Plan and area. Blue Lakes Boulevard North is the main commercial corridor in the city, with many auto dealers located from Pole Line Road to Addison Avenue (5 Points).

The applicant's request is to use the tenant space at the southeast of the property for the business office and to use the north side of the property for pre-owned vehicle display. Per the State of Idaho, a licensed dealer must have a designated display area with sufficient space for at least five vehicles for sale. The applicant has submitted a site plan showing the display and office location. The display location will not interfere with the other tenant's parking.

The hours of operation will be 8:00 am to 7:00 pm, which fall within the allowed retail hours. There will be no service/repair at the location, with one employee on staff.

The proposed SUP will produce additional traffic and noise. Staff believes due to the subject property being located on an arterial roadway that additional traffic flow will be accommodated. Further, staff believes the noise levels of the proposed use will be similar to the noise levels generated by Blue Lakes Blvd. However, staff does recognize that there are single-family homes within 200' of the proposed use which could experience an increase of noise and traffic compared to the current noise and traffic produced.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

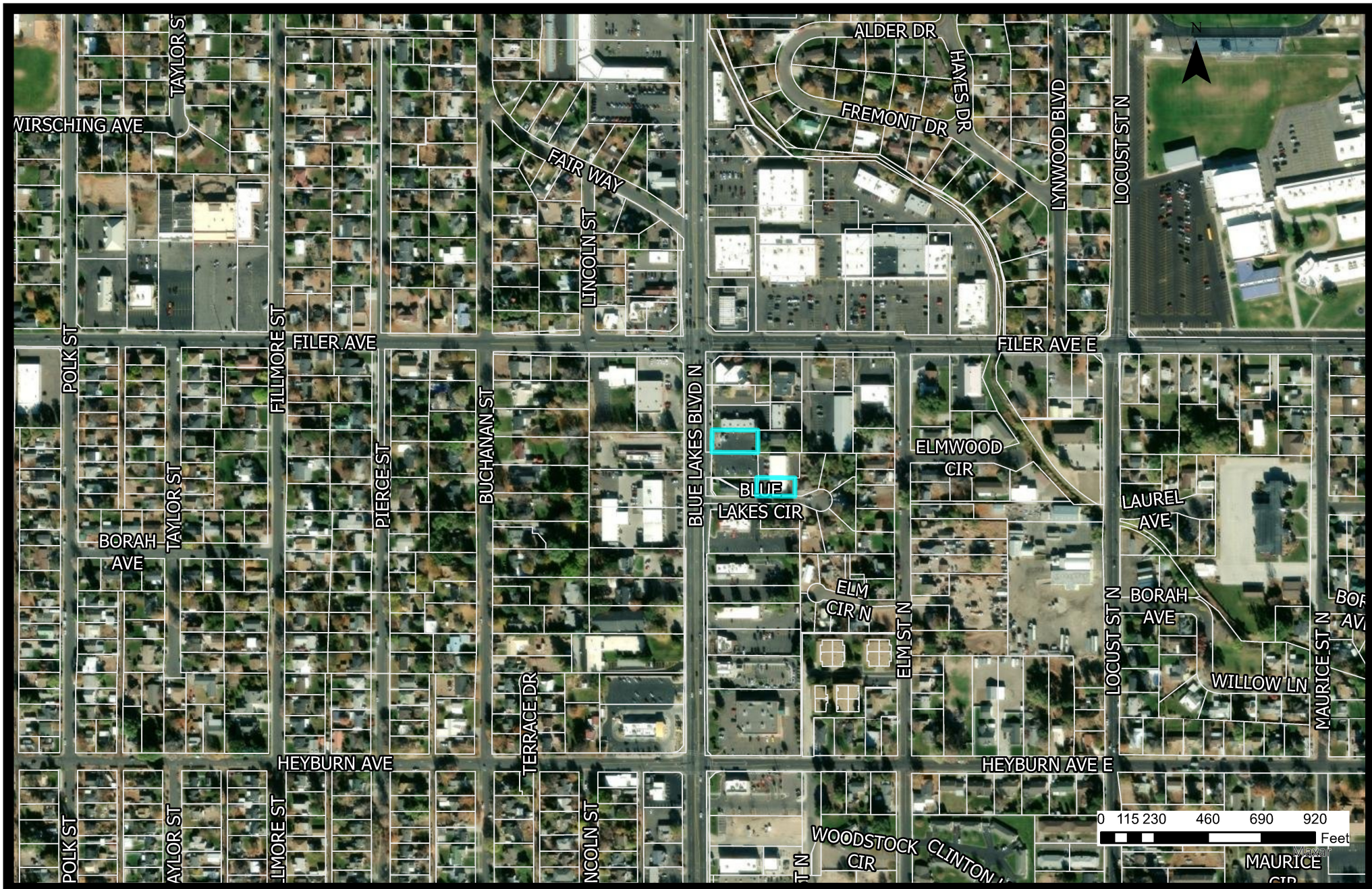
Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the landscaped area on Blue Lakes Boulevard North not to be used for vehicle display.

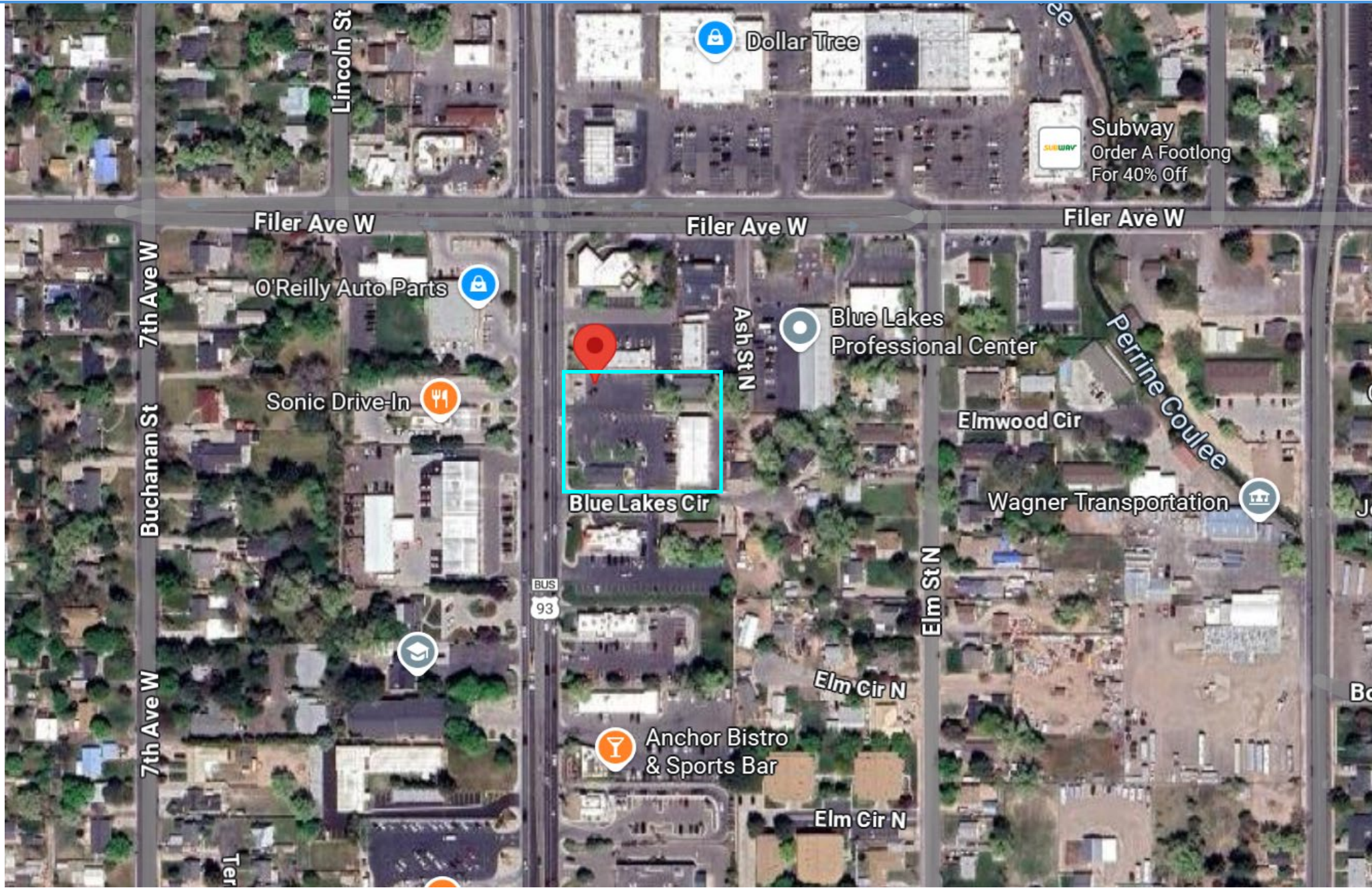
Attachments:

1. PZ25-0072 Vicinity Map
2. PZ25-0072 aerial map
3. PZ25-0072 Presentation Map
4. PZ25-0072 street map
5. PZ25-0072 Proposed Applicant Site Plan
6. PZ25-0072 Applicant Narrative
7. SPECIAL USE PERMIT STANDARDS SLIDE

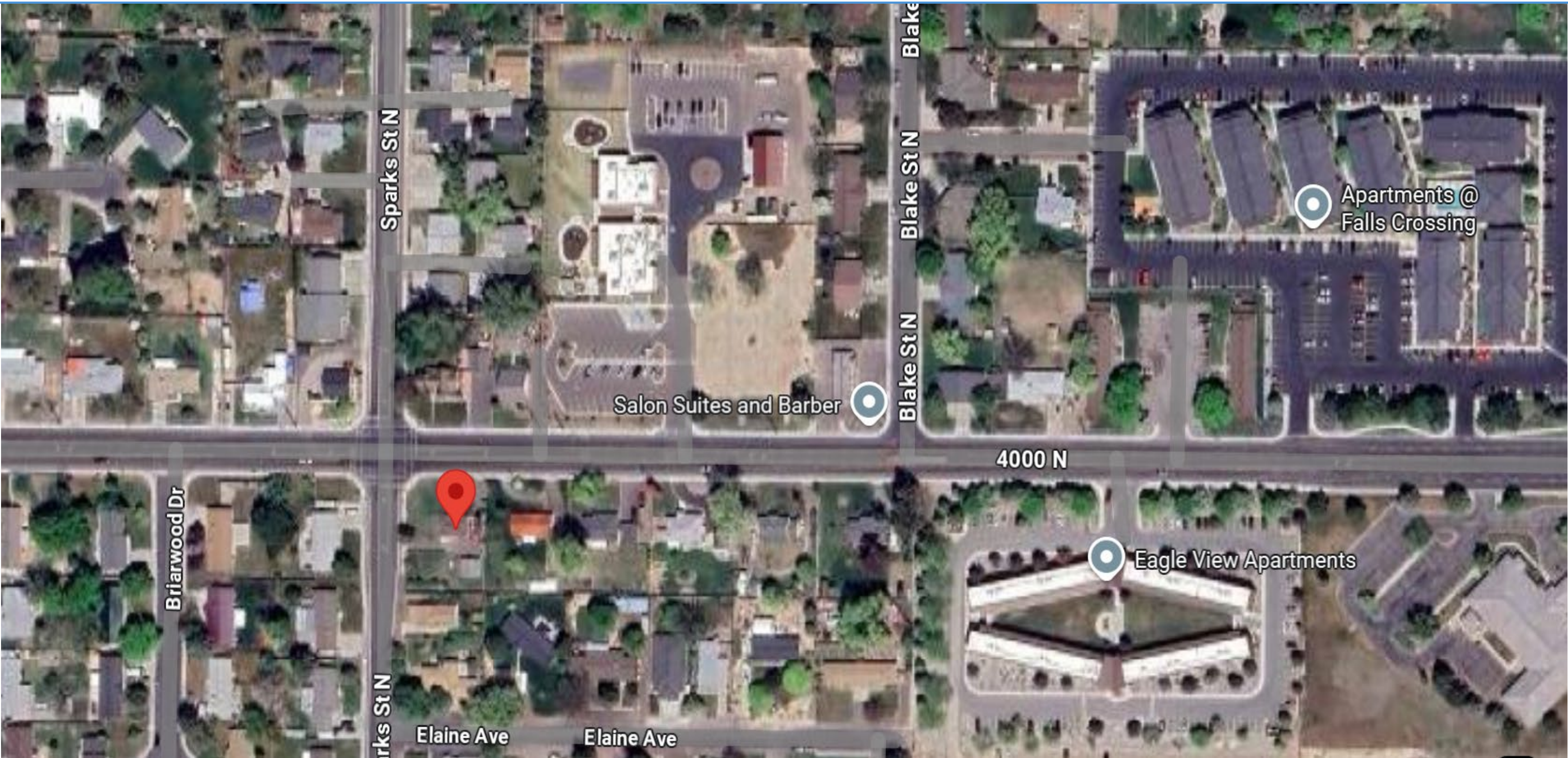
VICINITY MAP



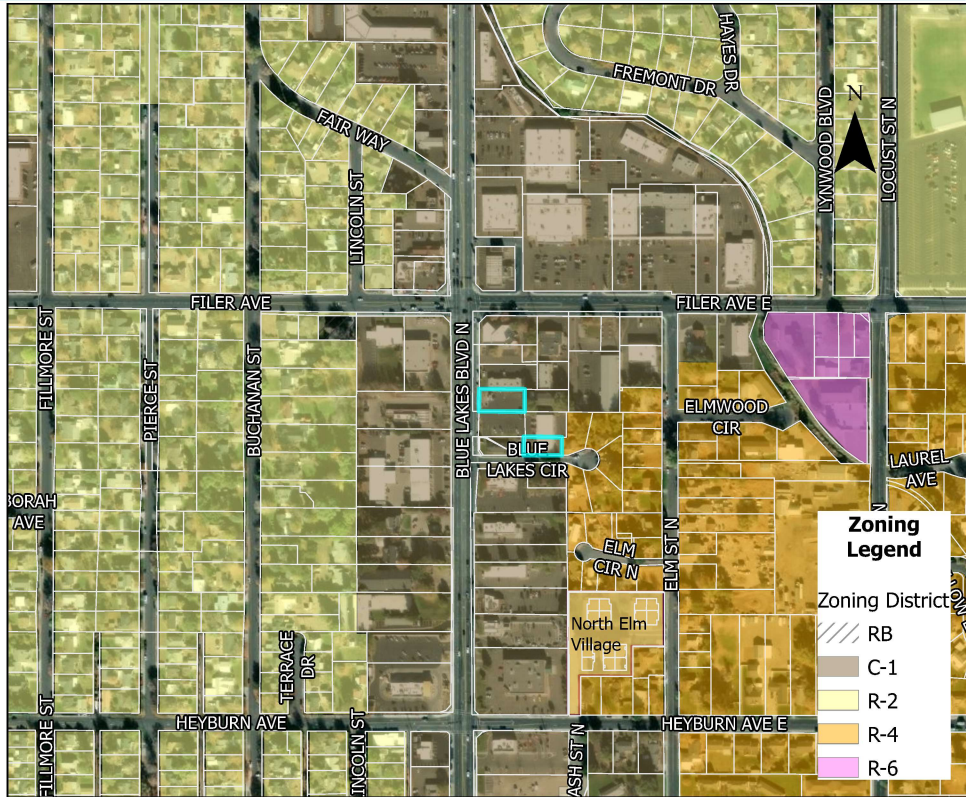
Aerial View



Aerial View



ZONING MAP



Zoning

Current Zoning: C-1, Commercial Highway District

Current Land Use: Office/Parking lot

Proposed Zoning: C-1

Proposed Land Use: Used Car Lot

Surrounding Area

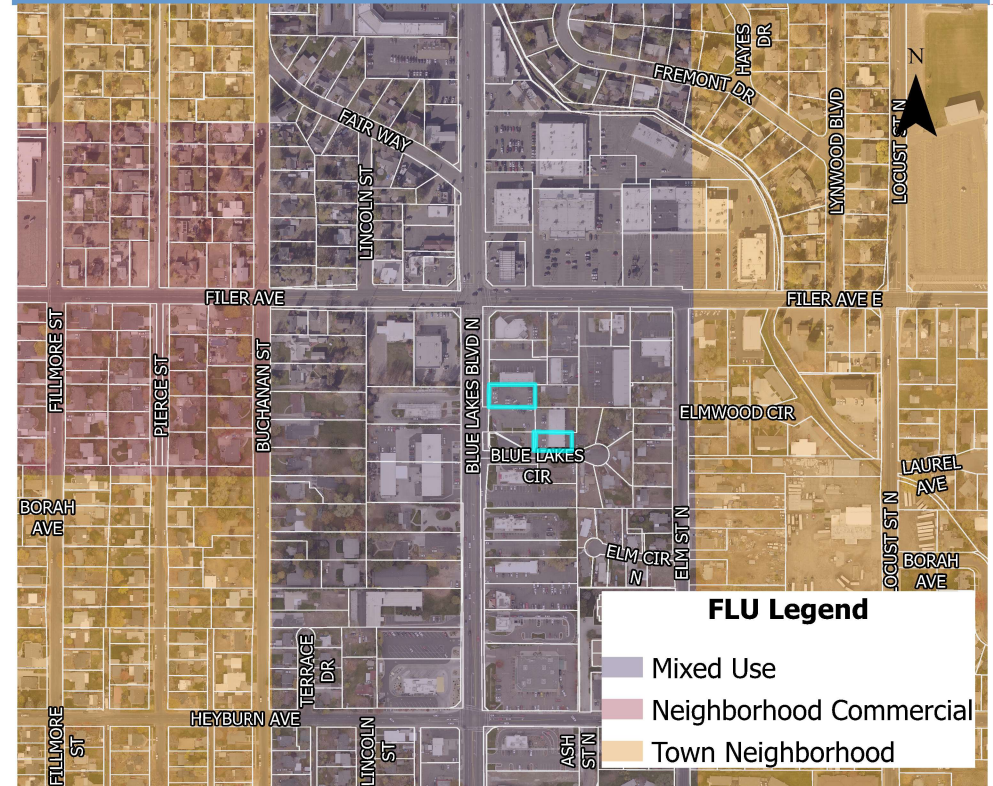
North: Commercial

South: Commercial

East: Residential

West: Blue Lakes Blvd. N/Commercial

FUTURE LAND USE MAP



Regulations

10-13-4, 10-4-8, 10-7-20

FLU Category

Mixed Use:

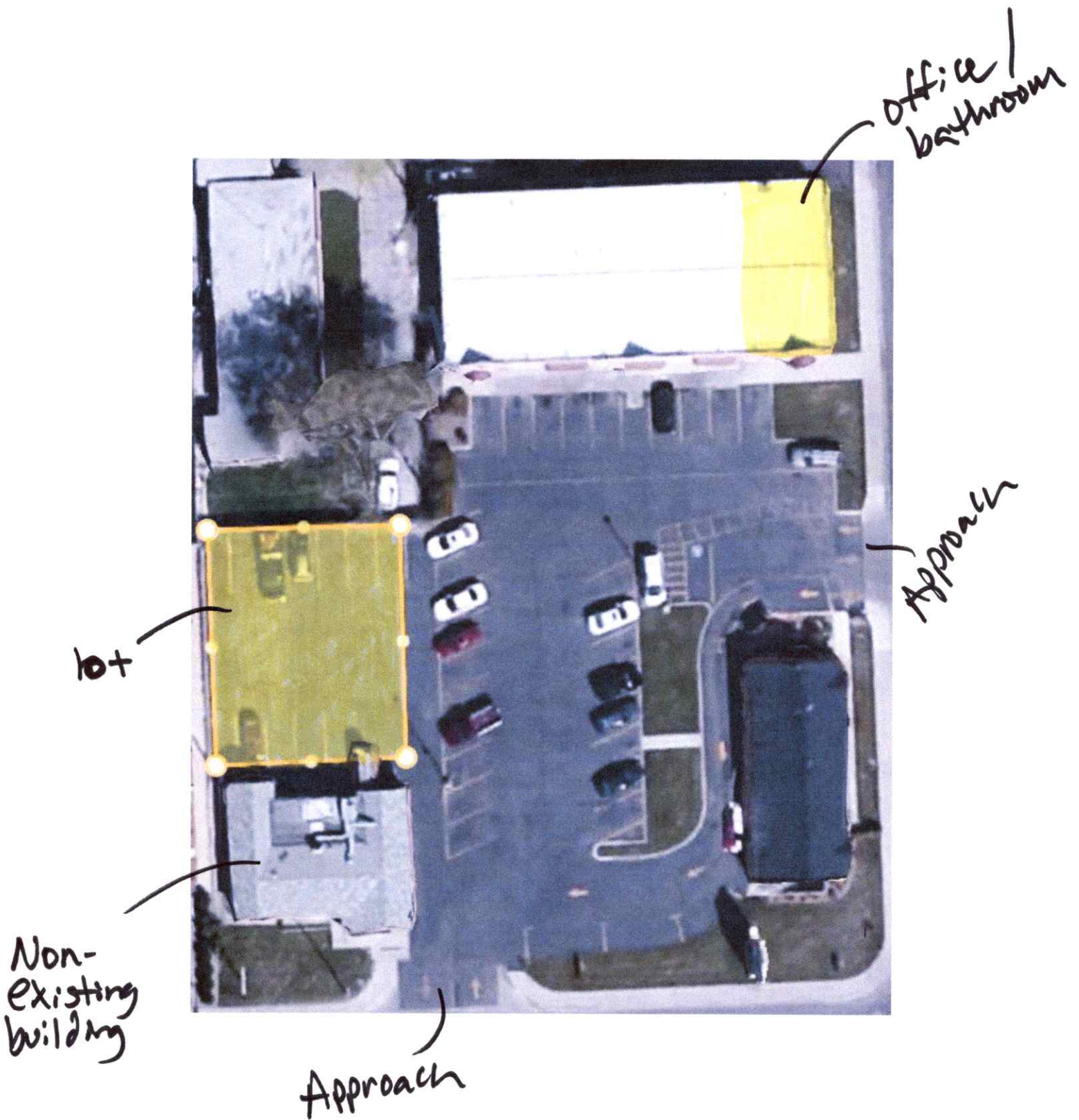
- Serves local and regional commercial
- Siting at intersections of major arterials
- Typically anchored by a grocery store, civic, or entertainment uses
- Allows high-intensity mixed use development in a compact, pedestrian oriented environment.
- Pedestrian activity is the highest priority; buildings should be located close to the street. Wide sidewalks, street furniture, and other amenities are strongly encouraged

Retail, Office, Restaurants, Civic, Entertainment, Arts and Culture, Vertical Mixed Use, Townhomes, Condominiums, Apartments, Senior/Student Housing, Hotels, Plazas and Parks

Street View



436 Blue LAKES SITE PLAN



Eagle Financial LLC
Deanna Hash
deanna@ajiarents.com
(208) 254-0166

I am writing to request approval to open a small used car lot at **436 Blue Lakes Blvd. N, Twin Falls**. Below is a summary of what the business will involve, how it will operate, and what impact it may (or may not) have on nearby properties.

a. Reason for the Request

The purpose of this request is to receive the necessary approval to operate a small used car business. The goal is to create a simple, low-impact operation that provides affordable vehicles to the local community.

b. Explanation of the Project

The project involves the operation of a **small used car lot** strictly for the purpose of vehicle sales. It is important to note that:

- **No repair or maintenance activities** will be conducted on the property.
- The primary business function is limited to displaying and selling pre-owned vehicles.

Hours of Operation: We plan to be open daily from 8:00 AM to 7:00 PM

Anticipated Traffic: We expect light traffic, as the business is small and not service-oriented.

Number of Employees: There will be just one employee responsible for sales and customer assistance.

c. Evaluation of the Effects on Adjoining Property

We have carefully evaluated the potential effects of this business on adjacent properties, and our findings are as follows:

Noise: The nature of the business is passive, and minimal noise is expected beyond ordinary conversation or occasional vehicle movement. No mechanical work or engine testing will take place on site.

Glare: No sources of glare (e.g., bright lighting, reflective surfaces) are anticipated. All outdoor lighting will comply with local ordinances and be directed downward to prevent light pollution.

Odor: There will be no odor concerns, since no repairs, painting, or engine work will take place.

Fumes and Vibration: Both fumes and vibrations are expected to be low to none, as the site will not involve mechanical operations.

Compatibility with Surrounding Properties: The property is located within a commercial district, surrounded by other commercial uses. The only adjacent residential structure is a duplex directly behind the property. Given the low-intensity nature of this business and the absence of disruptive activities, we believe the proposed use is **fully** compatible with surrounding land uses.

SPECIAL USE PERMIT STANDARDS

Standards Applicable to Special Uses:

- **Will, in fact, constitute a special use as established by zoning requirements for the zone involved.**
- **Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.**
- **Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.**
- **Will not be hazardous or disturbing to existing or future neighboring uses.**
- **Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.**
- **Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.**
- **Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.**
- **Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.**
- **Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.**